



32 Ferny Croft, Haywards Heath, West Sussex RH16 4UP

GUIDE PRICE ... £1,000,000-£1,100,000 .. FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A recently built 5 bedroom, 3 bathroom, 4 reception room detached family house with a 60' x 40' landscaped rear garden, double garage and parking for 4 cars alongside occupying one of the best positions in Bolnore Village overlooking a green close to the protected woodland and just 0.9 miles walk to the railway station.

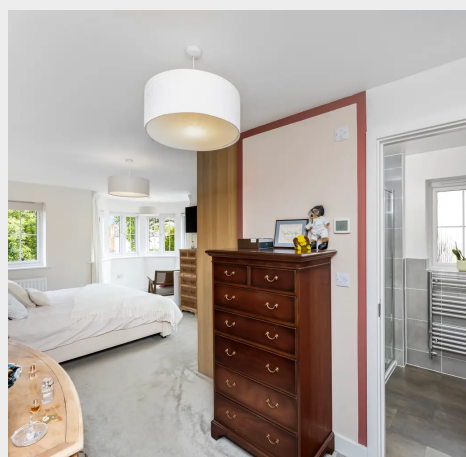
- Substantial home within a 0.9 miles walk of the railway station
- Located in the north/eastern most corner of Bolnore
- Close to protected woodland & Primary School
- Fabulous refitted family sized kitchen/living room with doors onto rear terrace
- 3 Further separate ground floor rooms & utility
- Impressive master and guest bedroom suites
- 3 further bedrooms and family bathroom
- Driveway and double garage alongside
- 60' wide x 40' deep landscaped rear garden
- Warden Park Secondary Academy catchment area
- Short walk of playing fields & Woodside Pavilion
- EPC rating: B - Council Tax Band: G

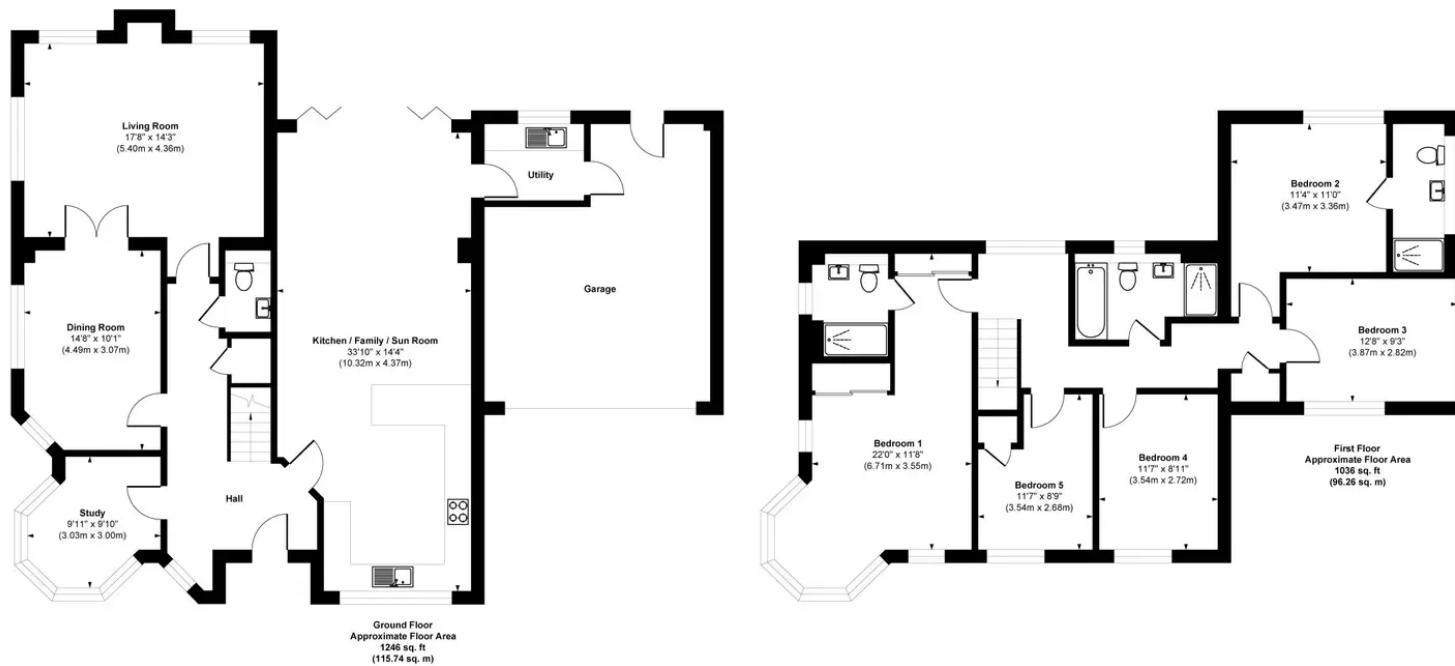


Ferny Croft is located off Renfields in the top north/east corner of Bolnore Village within walking distance of all facilities. On foot, the town centre and railway station can be swiftly gained via alleyways linking the cul-de-sac into Bolnore Road. The village has a great community spirit with many activities happening at the Woodside Pavilion and there is an excellent nursery school and the highly regarded primary school. The village is surrounded by ancient woodland. The Village Square has a range of shops and the bus service runs through the village linking with the town and neighbouring districts. Children from the village go onto Warden Park Secondary Academy in neighbouring Cuckfield. The town centre is swiftly accessed on foot where there are numerous shops, restaurants, cafés and bars. There is also a 6th form college, a leisure centre, numerous parks and open spaces. By road, access to the major surrounding areas can be gained via the A272 and the A/M23 which lies about 5 miles to the west at Bolney or Warninglid.

Distances in miles on foot/by car

The Broadway 0.6, Railway station 0.85 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Bolnore Village Primary 0.5, Harlands Primary School 1.4, Warden Park Secondary Academy 1.5, A23 Bolney 5, Gatwick Airport 12, Brighton Seafront 15.





Approx. Gross Internal Floor Area 2282 sq. ft / 212.00 sq. m (Excluding Garage)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.