



73 Renfields, Haywards Heath, West Sussex RH16 4UG

Guide Price £575,000-£600,000

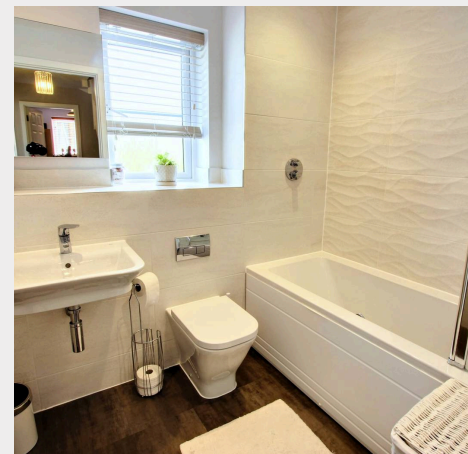


**MANSELL  
McTAGGART**  
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A fabulous semi-detached 4 bedroom town house with a 33' x 25' west facing rear garden, garage and driveway alongside situated in the most desirable part of Bolnore Village within a very easy walk of the town centre and railway station.

- Large home in prime Bolnore Village location
- Immaculate & neutral decoration throughout
- Alleyway linking to Bolnore Road (virtually opposite)
- 5/10 minute walk to Village Square & Primary School
- 0.8 mile walk to the railway station
- 1.5 mile walk to Warden Park secondary Academy
- Sunny 33' x 25' west facing rear garden
- Driveway & garage (Conversion potential STPP)
- Modern fitted kitchen with appliances
- Fabulous top floor master suite
- 3 further bedrooms and 2nd bathroom
- Remainder of an NHBC Warranty
- Estate charge: approx. £450 per year - Pembroke Property Management
- Internal viewing highly recommended
- EPC rating: B - Council Tax Band: E



This part of Renfields is located in the north/east corner of Bolnore and therefore the closest part of the development to the town centre making access on foot much swifter to the railway station. Pedestrian access through to the town centre and railway station can be gained in 15 minutes via Bolnore Road.

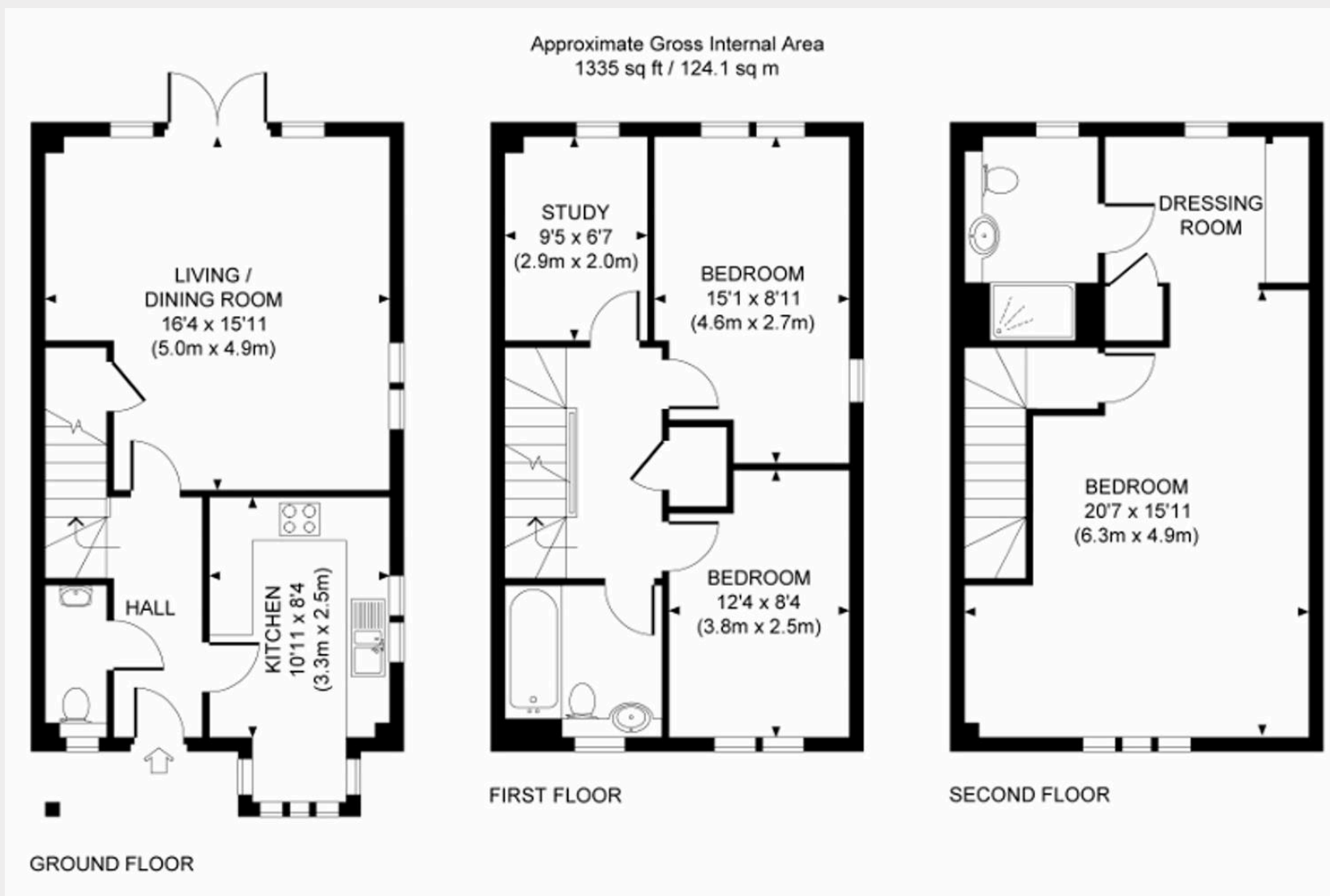
Bolnore Village is particularly attractive to professionals and young families due to the excellent reputation of the primary school and nursery. There is a great community spirit with lots of events taking place on the playing fields and in the Woodside pavilion and the Village Square has a selection of shops. Children from the village go onto Warden Park Secondary Academy in neighbouring Cuckfield.

The town centre has a broad range of shops, restaurants, cafés and bars, a 6th form college and a leisure centre.

Access by road to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 5.5 miles to the west at Bolney

**Distances (Approx miles on foot/car/rail)** Railway Station 0.9 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Bolnore Primary School 0.4, Warden Park Secondary Academy 1.5, Gatwick Airport 16, Brighton seafront 15.





## Mansell McTaggart Haywards Heath

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