



40 Renfields, Bolnore Village, Haywards Heath, West Sussex RH16 4TG

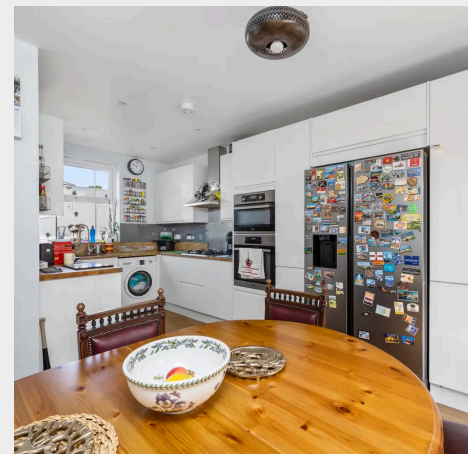
GUIDE PRICE ... £685,000-£700,000 ... FREEHOLD





A versatile 4/5 bedroom detached townhouse with a 40' x 36' enclosed garden with garage and driveway alongside situated in the desirable Upper Village area of Bolnore Village close to the Village Square, highly regarded primary school, ancient woodland and countryside yet within a 1 mile of the railway station.

- Versatile detached home with up to 5 bedrooms
- Prime Upper Village area of Bolnore
- 1 mile walk to the railway station
- 5 mins walk to Village Square & excellent primary school
- Ground: entrance hall, cloakroom, living room and family sized kitchen/breakfast room
- 1st: master bedroom with dressing area and en-suite, 1 double bedroom, 1 single bedroom 5/study
- 2nd: 2 generous double bedrooms and bathroom
- Fully enclosed 40' wide by 36' deep rear garden
- Warden Park Secondary School catchment area
- Very close to Woodland and countryside
- Easy walk to town centre
- EPC rating: C - Council Tax Band: F
- For Sale with no onward chain

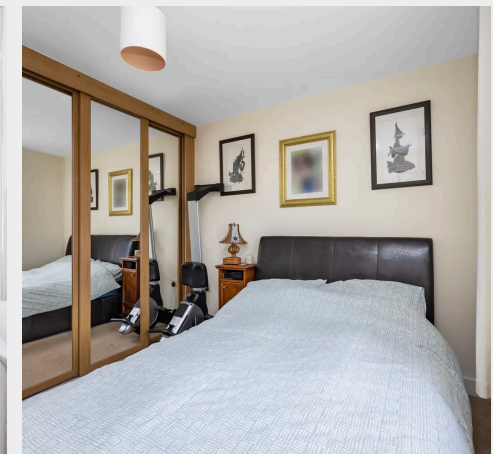
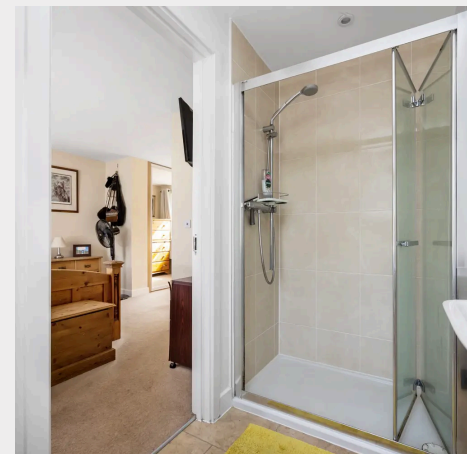


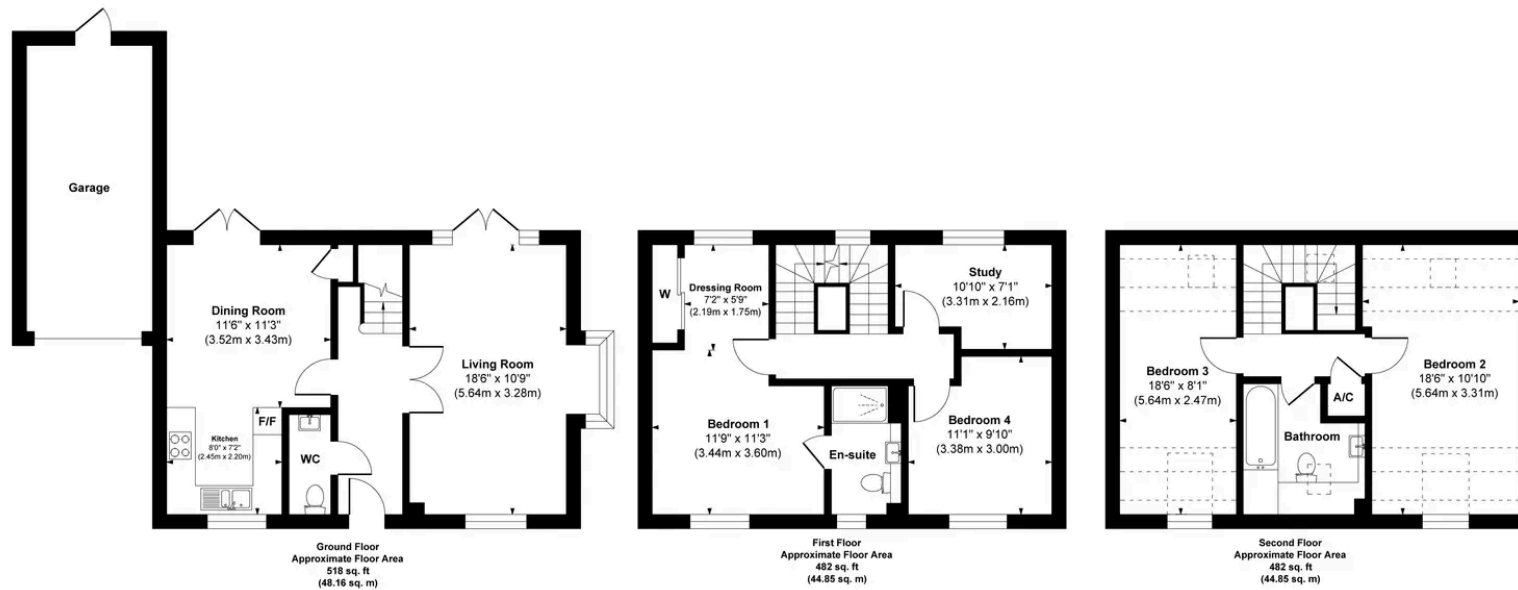
Renfields is located in the north/east corner of Bolnore and therefore the closest part of the village to the town centre making pedestrian access through to the town centre and railway station in 15/20 minutes via an alleyway into Wealden Way and Bolnore Road. Bolnore Village is particularly attractive to professionals and young families due to the excellent reputation of the primary school. 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 go onto Warden Park Secondary Academy in neighbouring Cuckfield and there is a nursery in the Old Barn. 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 A273, A272 and M/A23 which lies about 5.5 miles to the west at Bolney.

Distances (approx on foot/car/rail)

Railway Station 1.0 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Bolnore Primary School 0.3, Warden Park Secondary Academy 1.5, Gatwick Airport 16, Brighton Seafront 15.





Approx. Gross Internal Floor Area 1,482 sq. ft / 137.86 sq m

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