



35 Cattswood Lane, Haywards Heath, West Sussex RH16 4GF

Guide Price £400,000-£415,000



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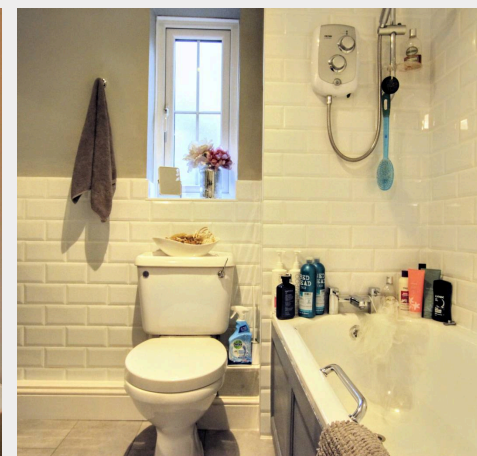
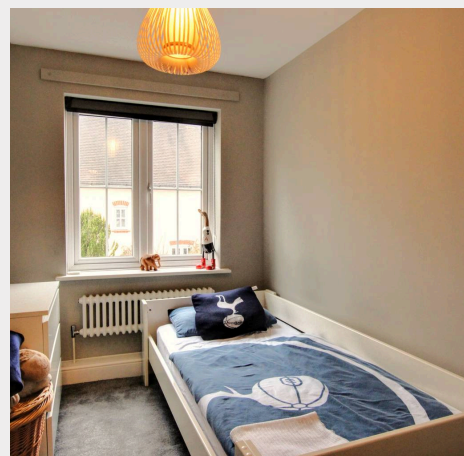
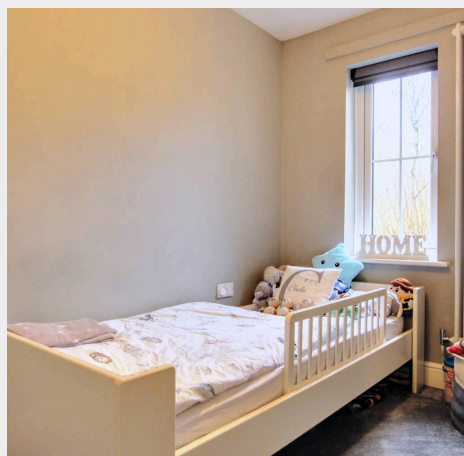
A 3 bedroom end of terraced house with a south facing courtyard garden occupying a fabulous position in the Middle Village area of Bolnore siding onto the ancient and protected woodland yet within a 2 minute walk of the Village Square shops and primary school.

- Prime location in Bolnore Village
- Siding onto woodland near Village Square
- Immaculate presentation throughout
- Numerous improvements in recent years
- South facing courtyard garden, timber chalet
- Driveway parking in front
- 5 min walk to the excellent local primary school
- Warden Park Secondary Academy catchment
- Close to countryside, the Woodside Pavilion & playing fields
- 1.2 mile walk to the railway station
- Estate charge: approximately £500 per year
- EPC rating: C - Council Tax Band: D

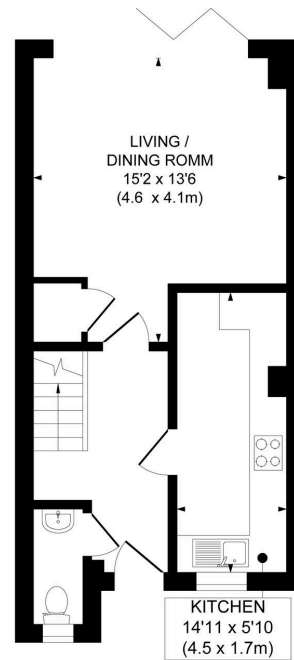


The house is situated on Cattswood Lane just to the west of the main Village Square where there is a Coop mini supermarket. The Bolnore Village Primary School is just to the east of the Square. On the south side of the village is the Woodside Pavilion which hosts several events and different groups where there are also playing fields, an all-weather sports pitch and a mini skate park. At the top of the village is a highly regarded nursery school and the entire village is surrounded by countryside and protected woodland which is interspersed with footpaths providing some wonderful walks. The town centre is just an under a mile distant where there is an extensive range of shops, stores, restaurants, cafés and bars and the mainline railway station which provides fast commuter links to London (Victoria & London Bridge 45 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Children from the Village go onto the Warden Park Secondary Academy in neighbouring Cuckfield. A bus service runs through the village linking with the town centre and neighbouring districts.

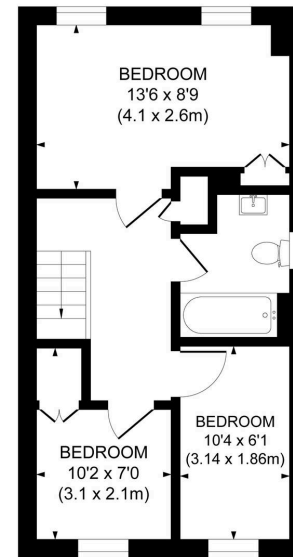
By road, access to the neighbouring areas can be swiftly gained via the B2272, A272 and A/M23 which lies about 5.5 miles to the west at Bolney or Warninglid.



Approximate Gross Internal Area
750 sq. ft / 69.64 sq. m



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Haywards Heath

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