



19 Kingfisher Drive, Haywards Heath, West Sussex RH16 4TX

Guide Price £500,000-£525,000



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A 4 double bedroom semi-detached house with a driveway and garage alongside enjoying an excellent position at the end of this cul-de-sac adjacent to the ancient woodland and a large open green on the southern tip of Bolnore Village within a 10 minute walk of the village Square and excellent local primary school.

- A 4 double bedroom home at end of cul-de-sac
- Great setting overlooking a large green
- Close to the ancient woodland for walks
- Owned by the same family since new in 2007
- Driveway and garage behind
- Easy walk to Village square and primary school
- Warden Park secondary Academy catchment area
- 1.5 mile walk – 2.5 mile drive to HH railway station – 1.8 mile drive to Wivelsfield railway station
- Huge family sized kitchen/breakfast room (refitted in 2023)
- Large conservatory with glass roof
- Immaculate and neutral decorations throughout
- Council Tax Band 'E' and EPC 'C'

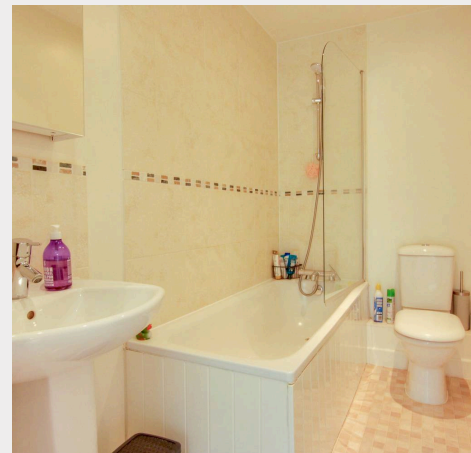
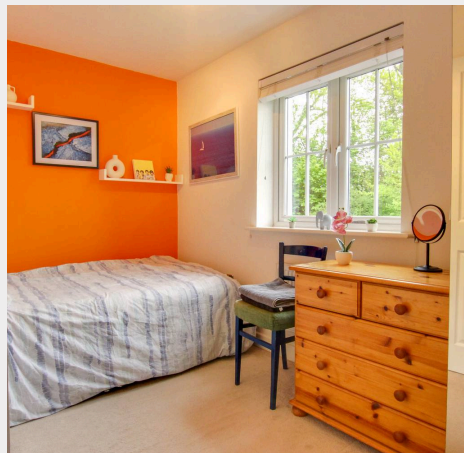


Location

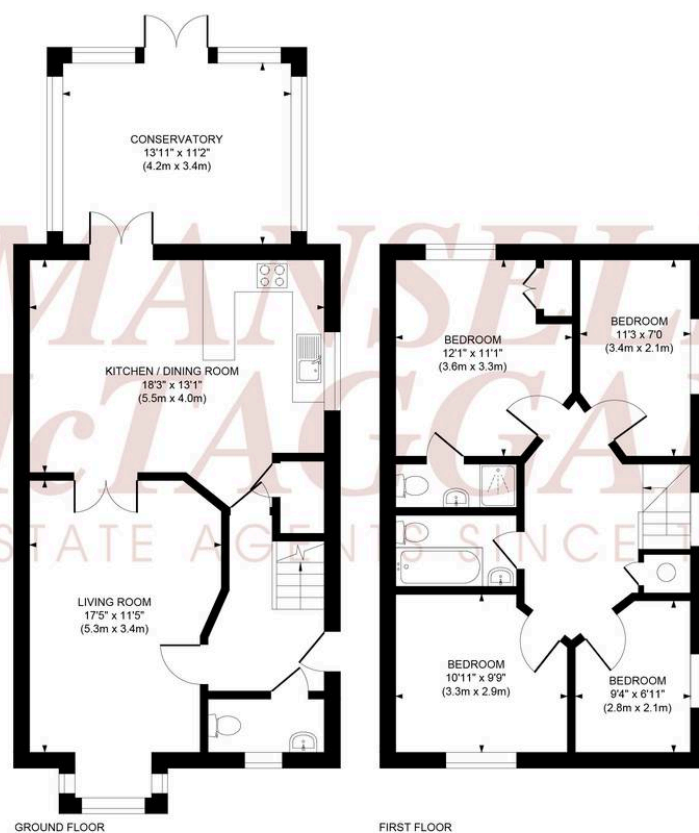
The property is situated on the southern edge of Bolnore Village overlooking an open green within walking distance of the Village Square with its selection of shops, café and the highly regarded primary school.

The area is surrounded by countryside and woodland interspersed with footpaths and cycle ways which lead through to Haywards Heath and the mainline station which offers fast and regular services to London (Victoria/Bridge approximately 47 minutes), Gatwick Airport and the south coast (Brighton 20 minutes). Children from Bolnore Village fall into the catchment area for Warden Park Academy (secondary school) in neighbouring Cuckfield. The town also has a 6th form college and a leisure centre. The town centre provides an extensive range of shops, stores, cafes, restaurants and bars.

By road, access to the major surrounding areas can be gained via the A273, A272 and the A/M23, the latter lying approximately 5 miles to the west at either Bolney or Warninglid.



Approximate Gross Internal Area
1290 sq. ft / 119.89 sq. m



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.

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