



6 The Paddocks, Haywards Heath, West Sussex RH16 4TF

Guide Price £400,000 – £425,000

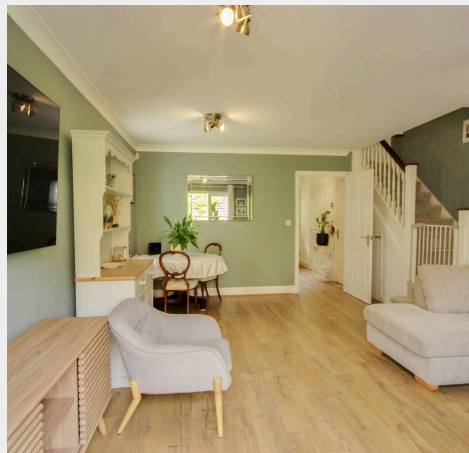


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A very well presented 3 bedroom end of terrace house and a garage alongside with a recently re-fitted kitchen situated in the most desirable Upper Village area of Bolnore within a 5 minute walk of the Village Square and highly regarded primary school and just a 1.1 mile walk to the railway station.

- Immaculate home in quiet cul-de-sac
- Desirable Upper Village area of Bolnore Village
- Re-fitted kitchen with integrated appliances
- Lounge/dining room with doors to garden
- 35' x 17' fully enclosed rear garden
- Driveway and garage alongside
- Short walk of Village Square & primary school
- Warden Park Secondary Academy catchment
- Adjacent to woodland and countryside
- 1.1 mile walk to the railway station
- Internal viewing highly recommended
- EPC rating: C – Council Tax Band: D



The property is situated in a short cul-de-sac adjacent to woodland just off Heyworth Ride and is conveniently placed within a short walk of the Village Square with its Co-op store and highly regarded primary school. The village is surrounded by pathways and woodland and in the heart is a recreation ground with sports pitches and the Woodside Pavillion.

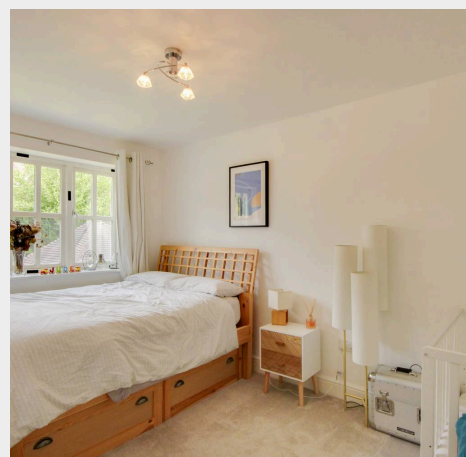
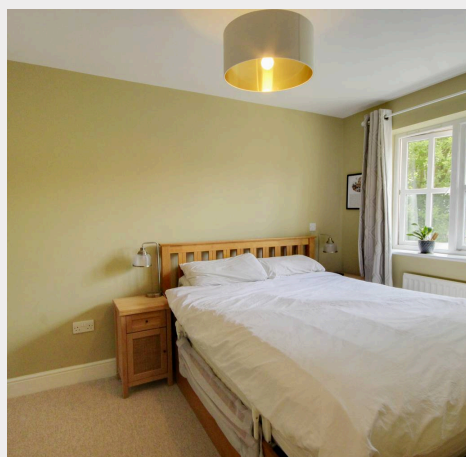
The town centre and railway station are both within a mile on foot. The town centre offers an extensive range of stores, shops, restaurants, cafes and bars.

By road, access to the major surrounding areas can be gained via the A/M23 which lies approximately 4.5 miles to the west at Bolney or Warringlid.

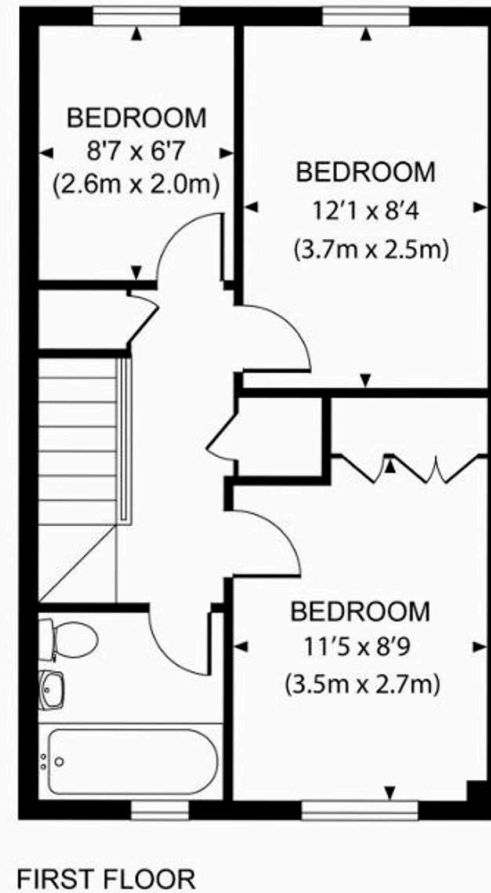
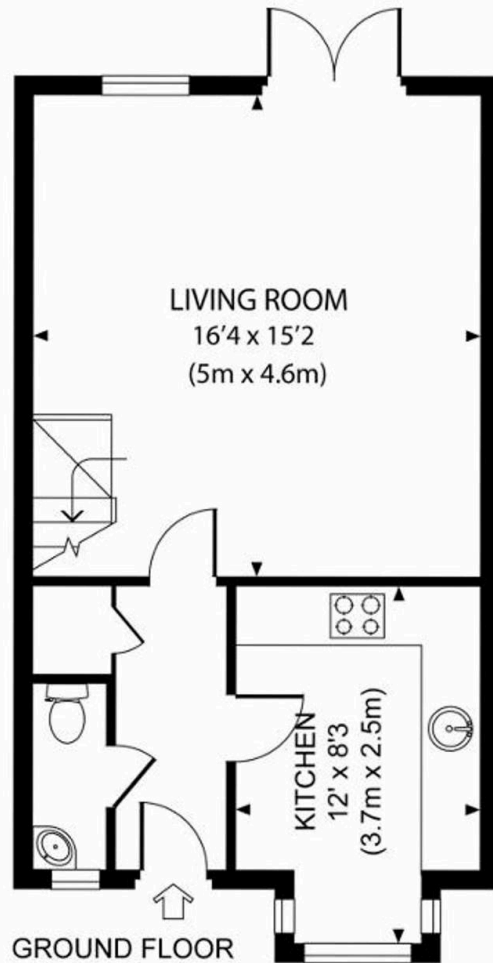
Distances (in approximate miles on foot)

Schools: Bolnore Primary (0.3) Harlands Primary (1.4) St Joseph's RC (1.3) Warden Park Secondary Academy (Cuckfield) (1.3) Oathall Community College (1.3) 6th Form College (1.1)

Station: Haywards Heath mainline railway station (1.1 mile) - fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area
801 Sq.Ft / 74.45 Sq.M



Mansell McTaggart Haywards Heath

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