



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

Guide Price £550,000 – £575,000



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A beautifully presented 5/6 bedroom, 3 bathroom semi-detached house which the owners bought new in 2007 and more recently created a fantastic top floor master suite enjoying a west facing rear garden and a wonderful open outlook over the green to the front and ideally placed within a short walk of the Village Square shops and highly regarded primary school.

- Beautiful 5/6 bed home on sunny corner plot
- Great position overlooking a green at the front
- Close to the ancient Woodland
- Easy walk to Village Square shops & excellent primary school
- Numerous improvements and loft conversion
- 35' x 28' west facing rear garden
- Driveway and garage behind
- Quality kitchen re-fitted in 2022
- Large double aspect living room with doors to garden
- 4 first floor bedrooms & 2 bathrooms
- Enormous top floor master bedroom with bathroom and dressing room/bed 6
- Wivelsfield station (2 miles by car)
- Haywards station (1.8 miles on foot)
- Estate charge: Bolnore Village is a privately managed estate with a lot of landscaped areas and parks for the enjoyment of all residents for which they pay an annual fee of £296.32
- EPC rating: C - Council Tax Band: F



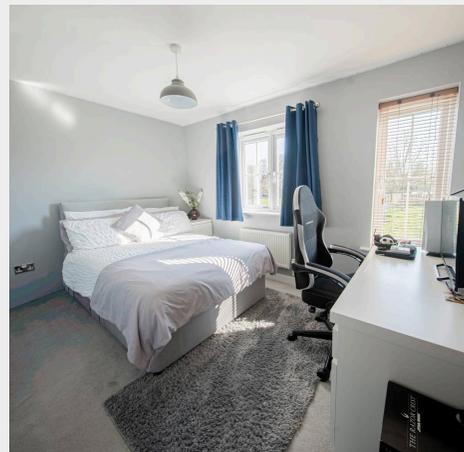
The property is situated on the southern edge of Bolnore Village overlooking an open green within walking distance of the Village Square with its selection of shops, café and the highly regarded primary school.

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

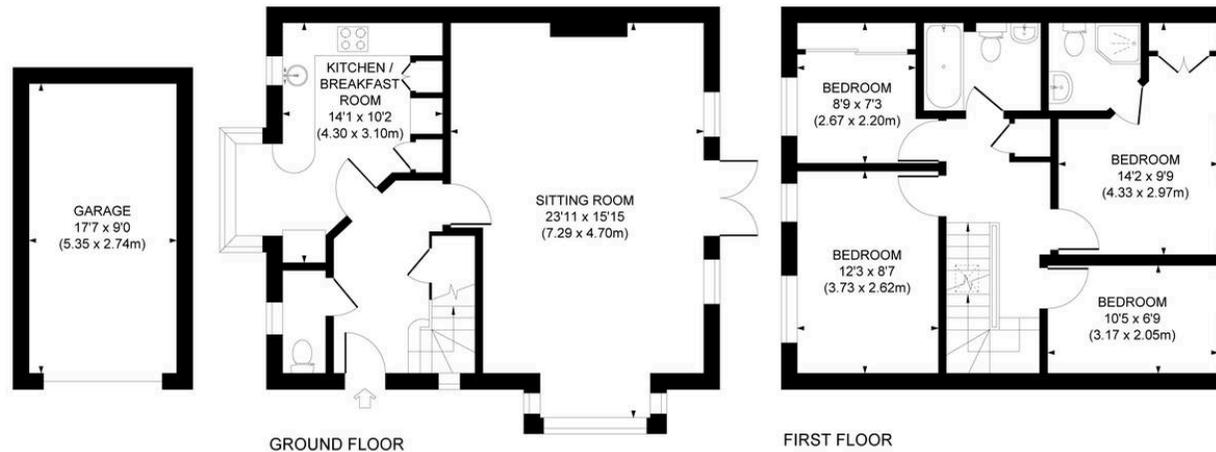
Ground Floor 579 sq. ft / 53.75 sq. m

First Floor 545 sq. ft / 50.59 sq. m

Second Floor 402 sq. ft / 37.32 sq. m

Garage 158 sq. ft / 14.65 sq. m

Total 1684 sq. ft / 156.31 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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