



16 Boltro Road, Haywards Heath, West Sussex RH16 1BB

Guide Price £650,000 - £675,000

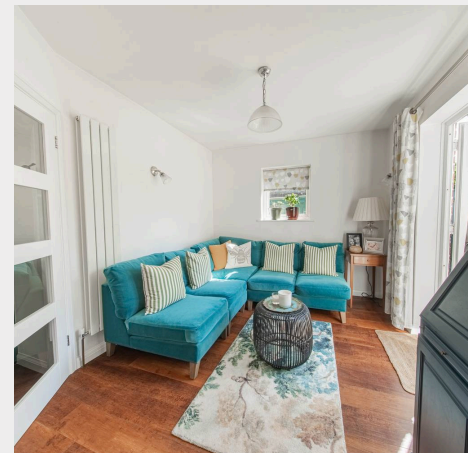


**MANSELL  
McTAGGART**  
Trusted since 1947



An extended and beautifully presented 3 double bedroom semi-detached 1930s Turner style character home with a 40' x 35' west facing rear garden, plenty of driveway parking and an integral garage situated within a 5 minute walk of the railway station, the Broadway, leisure centre and several large parks.

- Classic Turner style 1930s house
- Character features throughout
- Extended to create a huge open plan kitchen/living area by Hamilton Stone Design
- Sitting room with bay window & wood stove
- Plenty of private driveway parking
- Integral garage offering potential for conversion STPP
- 40' x 35' sunny west facing rear garden
- 250 yard walk to railway station
- 400 yards to the fashionable Broadway restaurants/bars/cafes
- Viewing highly recommended
- EPC: D - Council Tax Band: E



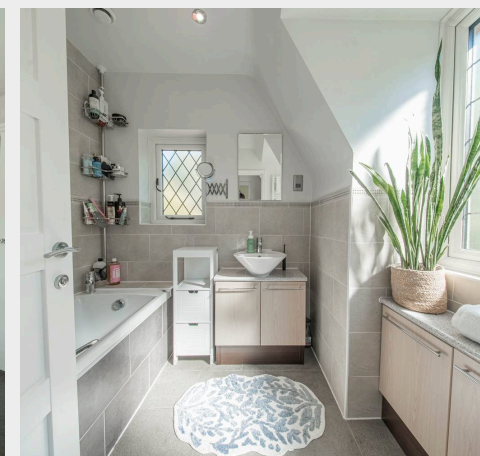
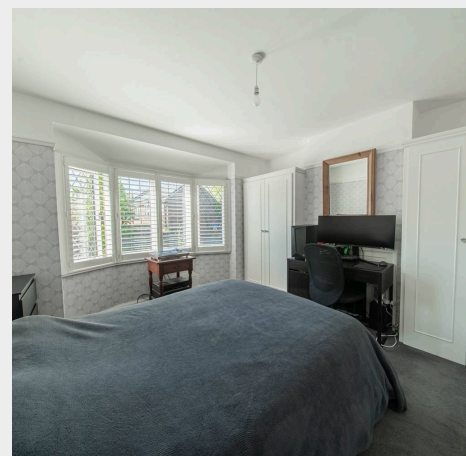
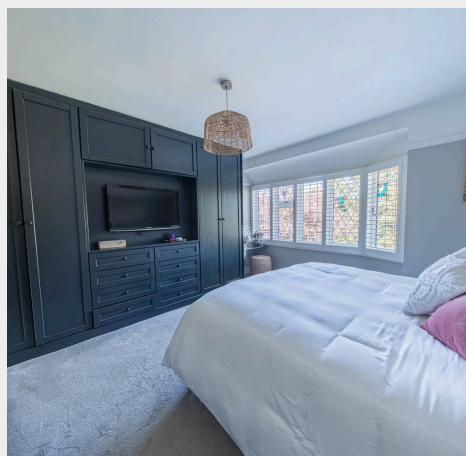
The property is located on Boltro Road which is to the west of the railway line and placed between the railway station (west entrance) and the fashionable Broadway with its numerous restaurants, cafes and bars. Other nearby facilities include a private nursery just a minute away from the property, several food outlets by the station, Waitrose, Sainsbury's and the Dolphin Leisure Centre all within 300 yards. The town centre has an extensive range of shops, stores and there are several large open spaces close by including Muster Green, Victoria Park and Clair Park.

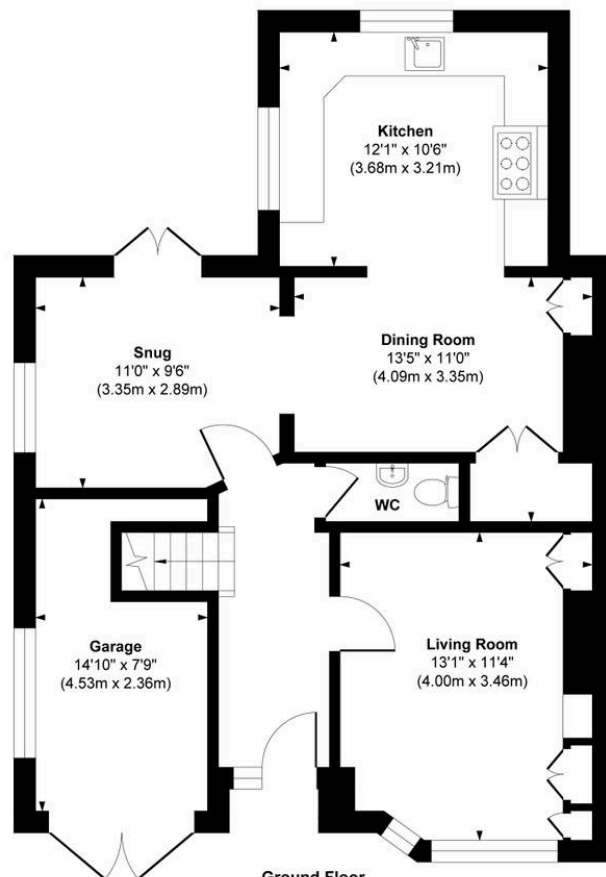
By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 latter lying about 5 miles to the west at Bolney or Warninglid.

**Distances (on foot in approximate miles)**

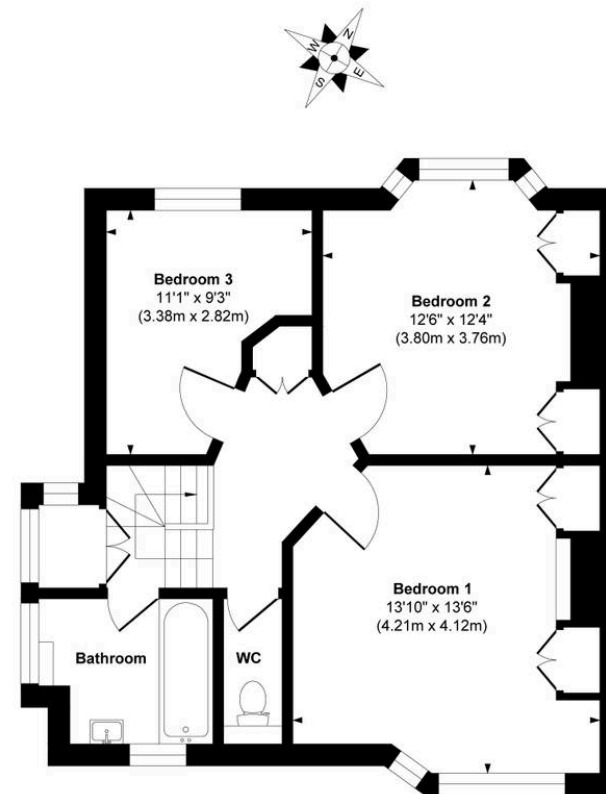
Schools: Harlands Primary (0.7) St Joseph's RC Primary (0.8) Oathall Community College in Lindfield (0.8) Warden Park Secondary Academy (1.5)

Station: Haywards Heath offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





**Ground Floor**  
 Approximate Floor Area  
 734 sq. ft  
 (68.23 sq. m)



**First Floor**  
 Approximate Floor Area  
 581 sq. ft  
 (53.98 sq. m)

**Approximate Gross Internal Floor Area 1315 sq. ft / 122.21 sq. m (Including Garage)**

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

# Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.