



10 Fletcher Way, Bolnore Village, Haywards Heath, RH16 4GB

Guide Price £425,000 – £450,000

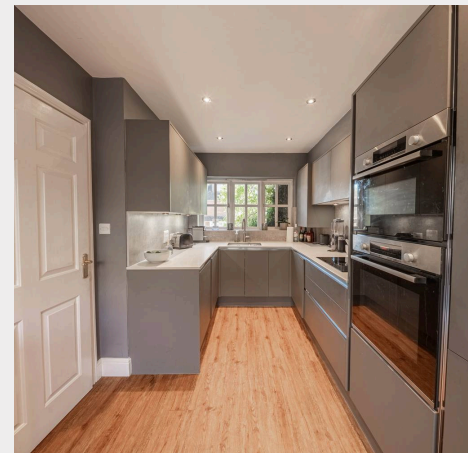
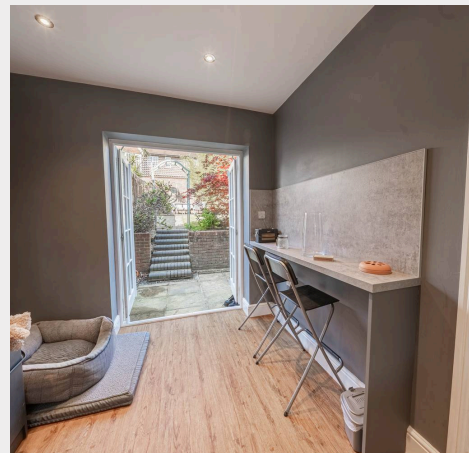
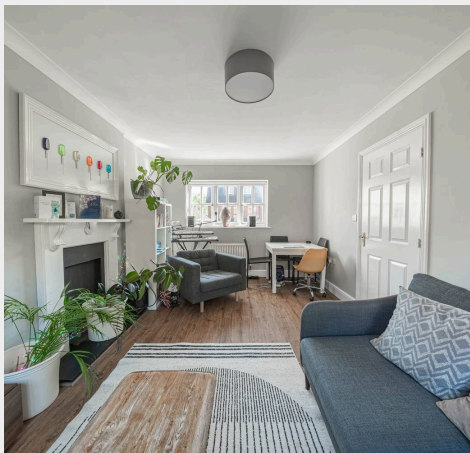


**MANSELL
McTAGGART**
Trusted since 1947



A 3 bedroom semi-detached house tucked away in a cul-de-sac within the desirable Middle Village area of Bolnore, within a few minutes' walk of the Village Square shops, an excellent primary school, ancient woodland walks and within walking distance of the town centre and railway station.

- Semi-detached house in Middle Village
- 42' x 27' max fully enclosed rear garden
- Close to Village Square & Primary School
- Double aspect sitting room - cloakroom
- Beautiful kitchen re-fitted by Wren
- Re-fitted en-suite shower room & bathroom
- Garage with parking space close by
- Several visitors parking spaces directly in front
- Warden Park secondary Academy Catchment
- Close to children's parks & playing fields
- Woodland walks - ideal for dog walking
- Walking distance to town & station
- EPC rating: C - Council Tax Band: D



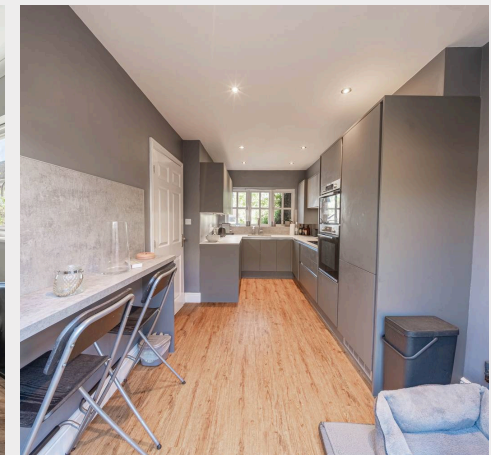
Fletcher Way is situated in the desirable Middle Village area of Bolnore close to the shops, excellent primary school, countryside and woodland walks, playing fields and the Woodside Pavilion with its numerous facilities. Bolnore is particularly popular with families and professionals and is fast becoming one of the most popular parts of the town. A regular bus service runs through the village linking with the town centre, hospital, railway station and neighbouring districts. On foot, it is possible to walk through to Bolnore and Ashenground Roads giving swift pedestrian access through to the town centre, hospital and railway station. The town has an extensive range of shops, stores, restaurants, cafes and bars. There are schools for all age groups, a 6th form college and a leisure centre. Children from the village go onto Warden Park Secondary Academy in neighbouring Cuckfield.

By road, access to the major surrounding areas can be swiftly gained by the A272 town relief road and the A/M23 which lies approximately 5 miles to the west at Bolney.

Distances in miles on foot/car

Bolnore Primary School 400 yards, Warden Park Secondary Academy 1.8, Haywards Heath Railway Station 1.4, The Broadway 1.3, Brighton Seafront 14, Gatwick Airport 16

Estate charge: Bolnore Village is a privately managed estate and all residents pay an annual charge of approximately £500 paid in 2 half-yearly instalments for the upkeep of the communal areas, parks and maintenance.

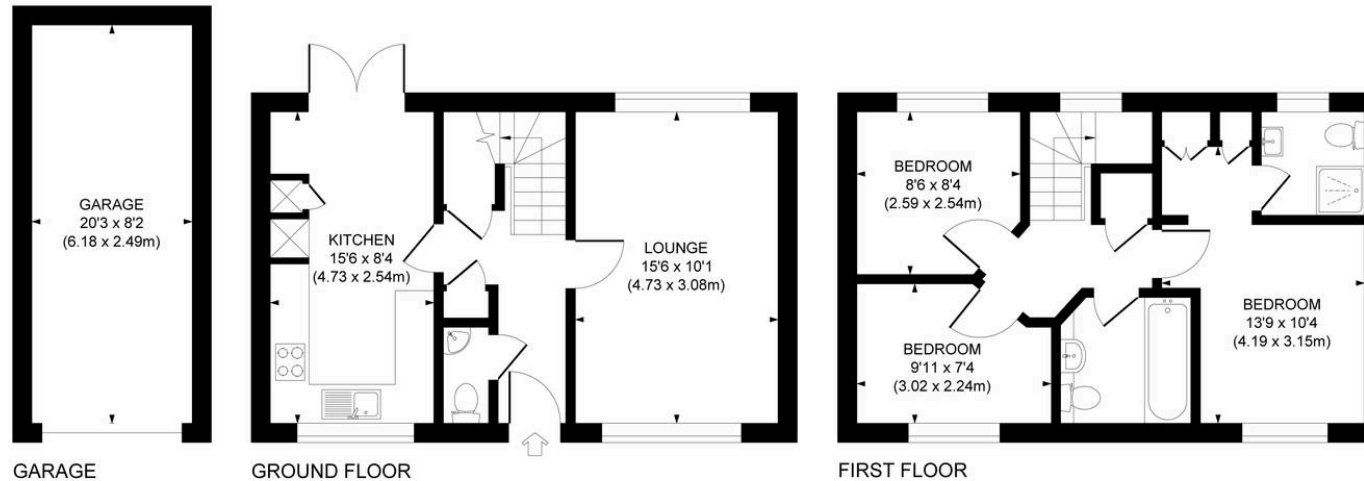


Approximate Gross Internal Area

Main House 820 sq. ft / 76.21 sq. m

Garage 166 sq. ft / 15.38 sq. m

Total 986 sq. ft / 91.59 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.

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.