



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

Guide Price £450,000-£475,000



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An immaculate 3 double bedroom semi-detached house with a conservatory and a 60' x 46' L-shaped rear garden overlooking a large green and tucked away in a cul-de-sac on the southern-most point of Bolnore Village, close to the ancient woodland and within walking distance of the Village Square shops and excellent local primary school.

- Semi-detached house in fantastic location
- Cul-de-sac overlooking a large open green
- 1 minute walk into the ancient woodland
- 60' x 46' max L-shaped west facing rear garden
- Private driveway parking to front
- Lounge/dining room – large conservatory
- Separate kitchen and downstairs cloakroom
- Master bedroom and en-suite shower room
- Gas heating to radiators (New boiler installed 2023)
- 10 minute walk to excellent primary school
- Warden Park Secondary Academy catchment area
- Haywards Heath station - 1.6 mile walk
- Wivelsfield Railway station 1.7 mile drive
- EPC rating: C - Council Tax Band: D
- Estate charge: Bolnore Village is a privately managed estate for which everybody pays towards the upkeep of the common parts, children's play areas and wildlife corridors. 2026 = £300 approx

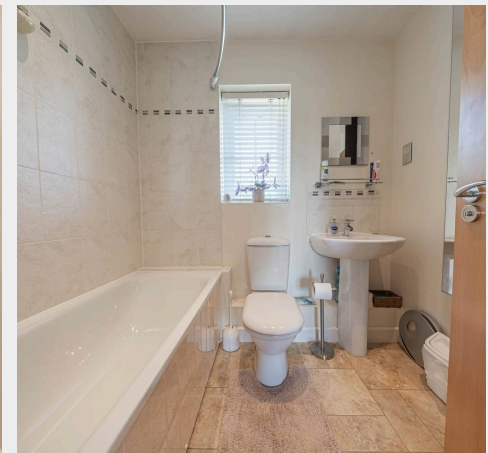
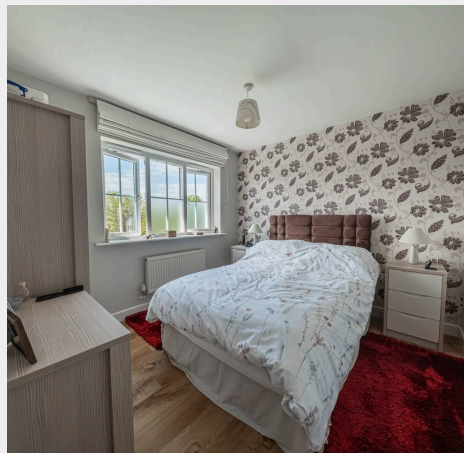


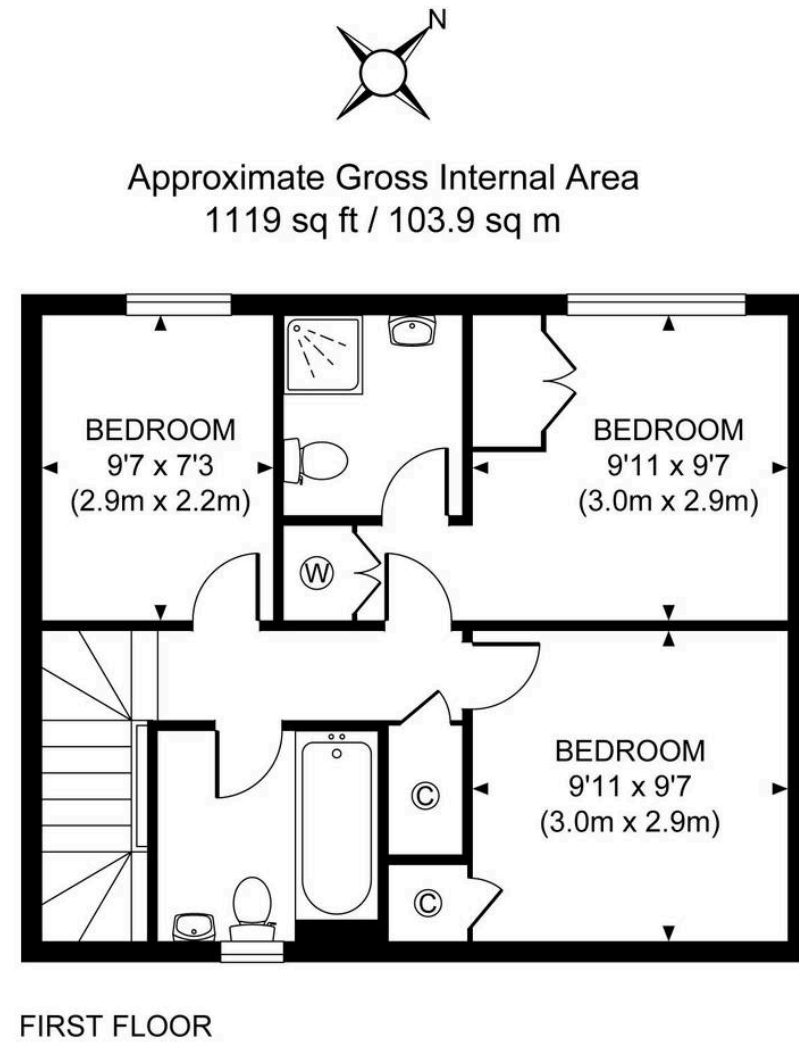
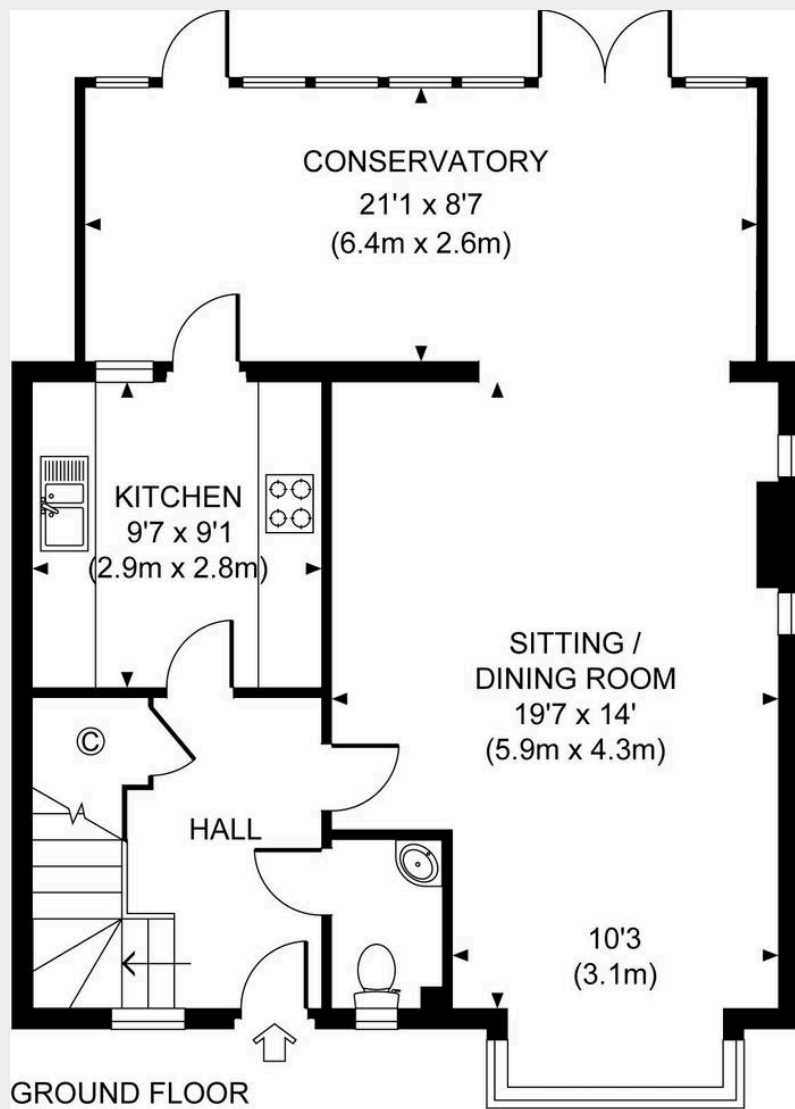
The property is situated on the very southern edge of Bolnore Village overlooking an open green, within walking distance of the Village Square with its selection of shops and the highly regarded primary school.

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.





Mansell McTaggart Haywards Heath

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