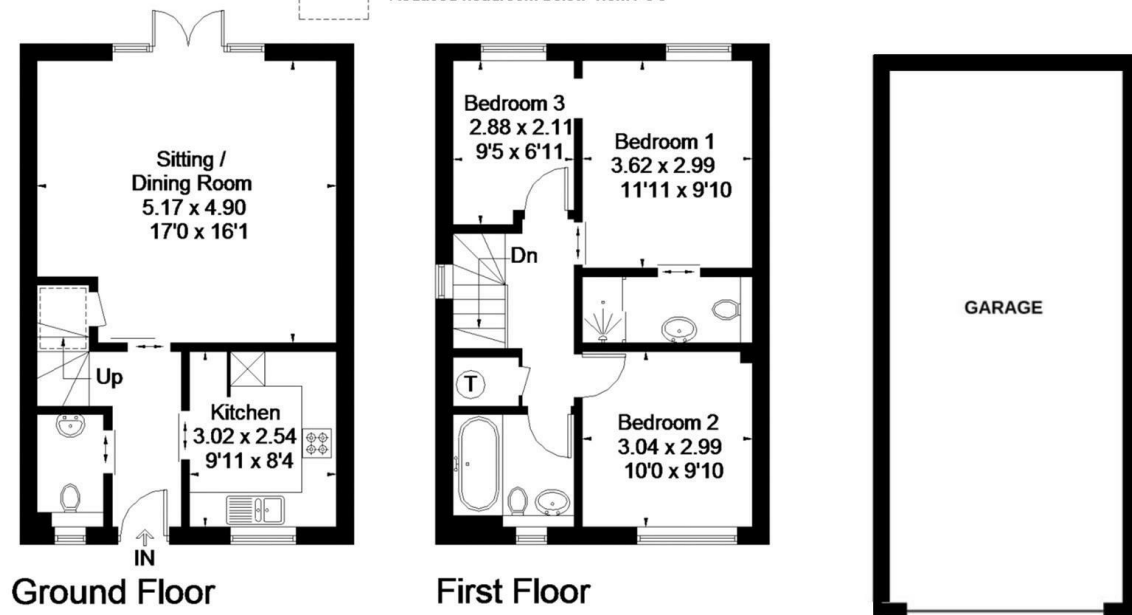


Approximate Gross Internal Area = 84.8 sq m / 913 sq ft
Excluding Garage

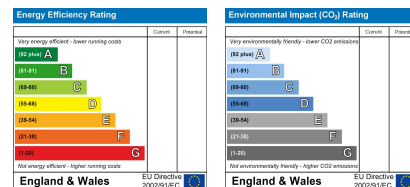


= Reduced headroom below 1.5m / 5'0"



FLOORPLANZ © 2019 0203 9056099 Ref: 225021

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



11 Chandlers Field Drive, Haywards Heath, RH16 4UT

Guide Price £450,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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11 Chandlers Field Drive, Haywards Heath, RH16 4UT

Guide Price £450,000 - £475,000

What we like...

- * Brilliant tucked away location in sought-after Upper Bolnore.
- * Garage and driveway to the rear.
- * Modern spec finish throughout.
- * Just under a mile to the station.
- * Catchment area for highly regarded Bolnore Primary and Warden Park Secondary Schools.

The Home...

This three-bedroom semi-detached home is all about modern convenience and beautiful interiors. Built in 2013 by Bovis Homes and forming part of the extremely popular 'Phase 4A' part of Bolnore Village this delightful home occupies an enviable tucked away position in a quiet close just under one mile to Haywards Heath's station and within easy walking distance of the highly regarded Bolnore Village Primary School.

The accommodation is spread over the traditional two floors and the rooms are both spacious & well-proportioned. The sitting/dining room is the heart of the home and flooded with natural light with French doors that open out to the garden. The stylish kitchen is positioned at the front of the house and boasts a selection of integrated appliances and plenty of storage space. The ground floor also has a cloakroom and a handy downstairs cupboard.

On the first floor are three bedrooms and a sleek family bathroom with a window allowing plenty of ventilation (some neighbouring homes of this design have internal bathrooms). The master bedroom enjoys a stylish en-suite shower room whilst the second bedroom is also a double. The third bedroom is currently used as a dressing room that ideal for child's bedroom or as a home office for those who work from home.

Further attributes include gas fired central heating, double glazing throughout, a high degree of insulation & energy efficiency and access to an Ultrafast broadband connection - perfect for home working or those who like to stream.

Step Outside...

The rear garden is a good size with the paved terrace that provides perfect space for 'al-fresco' dining and the remainder of the garden is laid to lawn. Gated rear access leads out to parking and detached garage.



Out & About...

Chandlers Field Drive forms part of the popular phase 4A of the popular 'Bolnore Village', situated to the northern part of the development, within walking distance of the town centre & station. This particular house occupies a tucked away position in a quiet close away from any through-traffic. One particular benefit of this location is the convenience to Haywards Heath's mainline station which lies just over a mile distant via Bolnore Road and provides frequent commuter links to London (47 minutes to Victoria/London Bridge), Gatwick International Airport (20 mins) and Brighton (20 mins).

Local amenities are provided by the Village Square including a convenience store. The recently opened 'Woodside' has given the village a social centre with an array of activities and clubs active throughout the week. There is a regular bus service providing links into Haywards Heath & surrounding areas. More extensive shopping facilities can be found in the nearby Haywards Heath town centre that lies roughly one mile distant. By road these surrounding areas can be accessed via both the A272 and A23(M) with the latter lying west at Warninglid/Bolney.

The highly regarded Bolnore Village Primary School (www.bolnorevillage.w-sussex.sch.uk) is close by whilst children from this area usually attend Warden Park for secondary education, which lies just over one mile distant in the neighbouring village of Cuckfield. There is a bus service running between Bolnore and Warden Park in both the morning and afternoon.

The Specifics...

Tenure: Freehold
Title Number: WSX360905
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Ultrafast (1,139 mbps)

We believe the above information to be correct but recommend intending buyers check personally before exchange of contracts.

