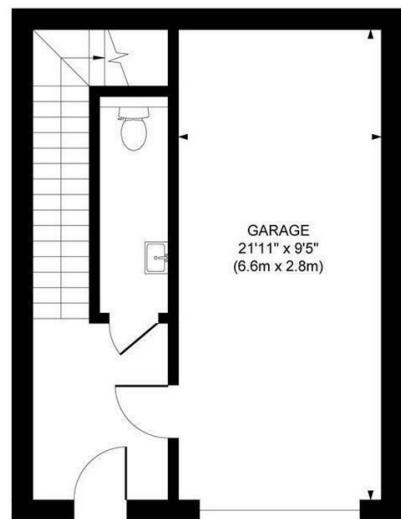
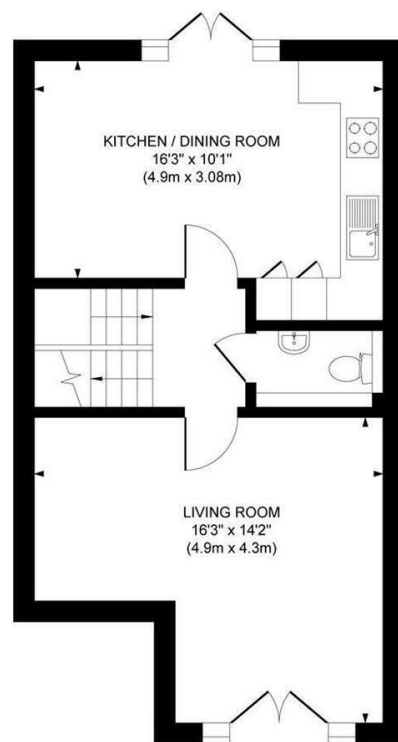


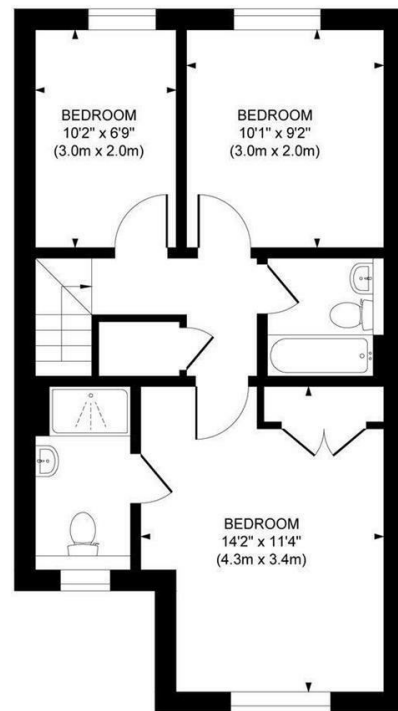
Approximate Gross Internal Area
1281 sq. ft / 119.05 sq. m



GROUND FLOOR

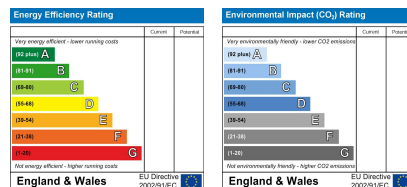


FIRST FLOOR



SECOND FLOOR

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.



37 Chandlers Field Drive, Haywards Heath, RH16 4UT

Asking Price £475,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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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37 Chandlers Field Drive, Haywards Heath, RH16 4UT

What we like...

- * Brilliant tucked away location in sought-after Upper Bolnore.
- * Immaculately presented.
- * Just under a mile to the station.
- * Catchment area for highly regarded Bolnore Primary and Warden Park Secondary Schools.
- * No onward chain

The House. . .

This superb home was built by Bovis Homes in 2015 as part of the newer phase of Bolnore Village, popular amongst families and commuters alike. The proportions are excellent, the house is highly energy efficient, and the presentation is pristine, making this the ideal purchase for anyone looking for a 'turnkey' purchase with no work required.

Upon entry you're welcomed by a spacious hallway with modern cloakroom and access to the integral garage.

On the first floor the kitchen/diner is a brilliant social space that is flooded with natural light through the west-facing 'French' doors. The kitchen itself is modern with a range of integrated appliances (fridge, freezer, dishwasher, double oven & gas hob). The elevated living room features floor-to-ceiling windows bringing more natural light into the home and providing a wooded outlook. A large utility room/w.c. completes the first floor.

The second-floor features three bedrooms, the front being a spacious double with built-in wardrobes and an en-suite shower room. To the rear of the home is a further double bedroom and reasonably sized third bedroom, both are served by the family bathroom.

Further attributes include gas fired central heating, double glazing, neutral décor, loft space providing useful storage and stylish 'plantation' shutters throughout.

Step Outside. . .

The home also enjoys the benefit of a private, west facing area of low maintenance artificial lawn and decking providing a secluded spot to enjoy the afternoon sun. There is also a gate providing rear access.

The Location. . .

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 home 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.

Finer Details. . .

The Finer Details. . .

Title Number: WSX375138

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Superfast

We believe the above information to be accurate but recommend checking personally prior to exchange of contracts.

