



22 Cattswood Lane
Bolnore Village, Haywards Heath, RH16 4GF



Mark Revill & Co

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Guide Price £410,000

This most attractive bay fronted terraced house has the benefit of a garage plus adjacent parking and enjoys a delightful fully enclosed south facing rear garden. The bright, well designed and tastefully decorated accommodation has the benefit of gas central heating and double glazing and incorporates 3 bedrooms, a refitted en suite shower room to the main bedroom, a stylish refitted bathroom, downstairs cloakroom, a fine sitting room with feature fireplace and bay window and an excellent comprehensively refitted kitchen with dining room complete with oven, hob and microwave.

Situated in a quiet 'traffic free' location enjoying a wooded outlook in sought after Bolnore Village close to local shops, the well regarded primary school and the recreation ground. A footpath close by provides access to Ashenground Woods and Haywards Heath town centre is within easy reach with its wide range of shops, an array of restaurants, a modern leisure centre, Waitrose and Sainsbury's superstores and a mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies less than 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 14 miles to the north, the cosmopolitan city of Brighton and the coast is 14.6 miles to the south, whilst South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.



GROUND FLOOR

Attractive Entrance Porch Tiled roof. Panelled front door to:

Hall Radiator. Wood effect laminate flooring.

Cloakroom White suite comprising close coupled wc and pedestal basin with single lever mixer tap, tiled splashback. Ample coat hanging space. Extractor fan. Radiator. Wood effect laminate flooring.

Sitting Room 17'6" x 10'3" (5.33m x 3.12m) Double glazed bay window to front with plantation shutters enjoying attractive wooded outlook. Handsome fireplace with moulded timber surround, marble effect insert and polished stone hearth, fitted live flame coal effect gas fire. TV aerial point. Good size understairs storage cupboard. 2 radiators. Wood effect laminate flooring. Stairs to first floor.

Excellent Kitchen with Dining Room 15'2" x 10'1" (4.62m x 3.07m) Comprehensively fitted with an attractive range of shaker style units with timber work surfaces, comprising enamel sink with single lever mixer tap, adjacent extensive work surfaces, cupboards, pull out shelved units and plumbing for washing machine and dishwasher under. Built-in brushed steel **electric oven**, fitted **4 ring halogen hob** and concealed extractor hood over flanked by a range of wall cupboards. Built-in eye level brushed steel **microwave oven**, cupboard over. Recess for large American style fridge/freezer, cupboard over. Further wall cupboards, one housing Potterton gas boiler. Worktop lighting. Tall shelved storage cupboards. Double glazed window. Radiator. Ceiling downlighters. Part tiled walls. Wood effect laminate flooring. Double glazed casement doors to rear garden.

FIRST FLOOR

Landing Hatch to loft space. Deep built-in airing cupboard housing Mega-flo hot water cylinder and slatted shelving. Radiator.

Bedroom 1 10'10" x 8'9" (3.30m x 2.67m) 2 built-in double wardrobes. Double glazed window. Radiator.

En Suite Shower Room Refitted with contemporary white suite comprising fully tiled glazed shower with overhead and hand held fittings, basin with single lever mixer tap, drawers beneath, tiled splashback, close coupled wc. Illuminated wall cabinet. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Quality wood effect vinyl flooring.

Bedroom 2 8'3" x 7'5" (2.51m x 2.26m) Fitted shelving. Double glazed window. Radiator.

Bedroom 3 7'11" x 7'5" (2.41m x 2.26m) Double glazed window. Radiator.

Bathroom Newly fitted with white suite comprising bath with mixer tap, independent shower over with overhead and hand held fittings, glazed shower screen, fully tiled surround, close coupled wc, basin with single lever mixer tap, drawers under, tiled splashback. Tall storage cupboard. Illuminated wall cabinet. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Quality wood effect vinyl flooring.

OUTSIDE

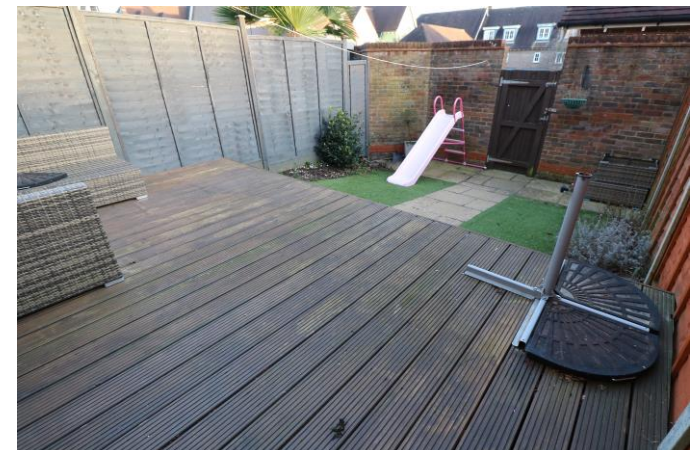
Garage Located to the rear of the property with up and over door. Light and power points.

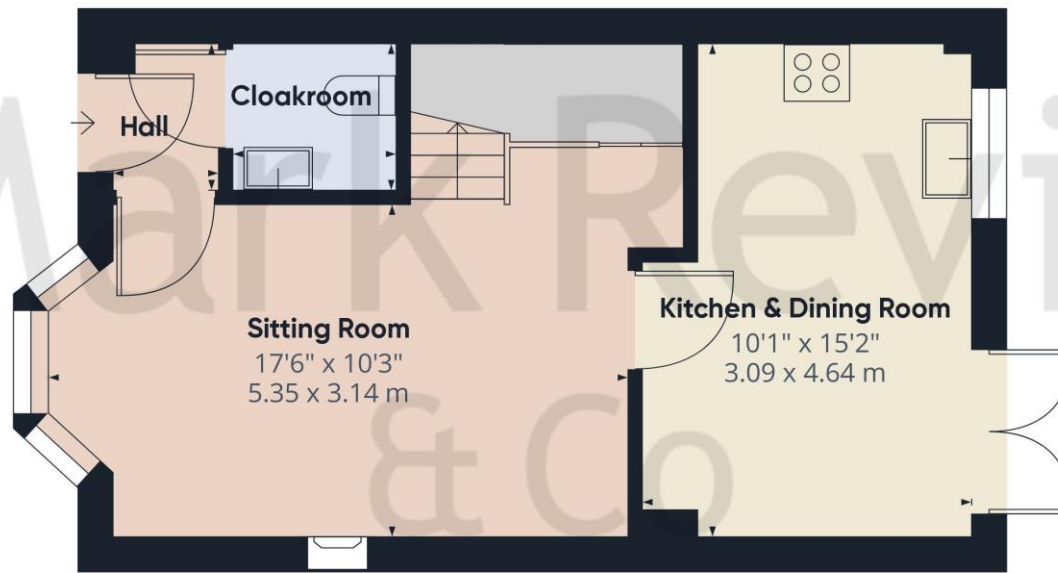
Adjacent Parking Space Gate to rear garden.

Front Garden Paved path with slate filled borders. Established clipped hedge to front and party boundary.

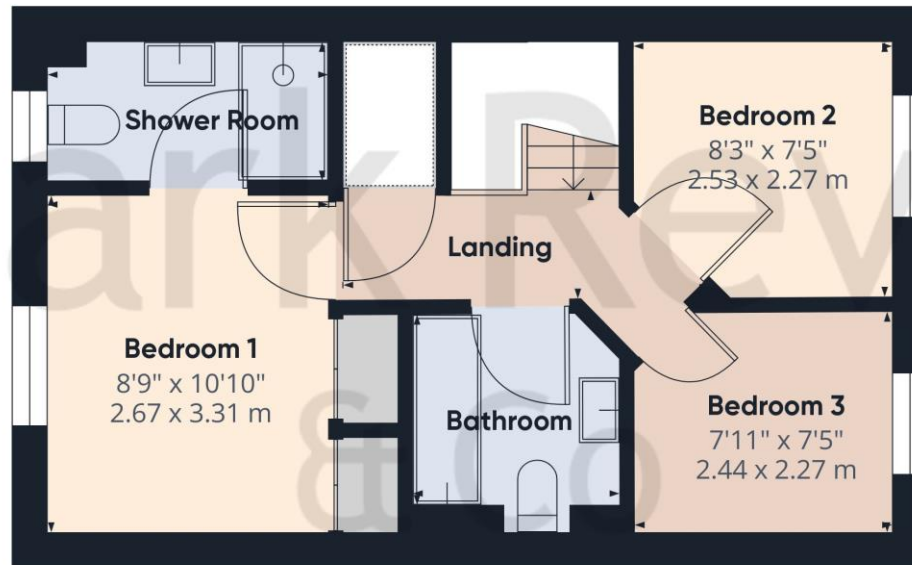
Attractive South Facing Rear Garden About 24 feet (7.32m) in length. Arranged with raised timber decking with steps to central paved path flanked by artificial lawn with flower beds. Water tap. Outside sensor light. The garden is fully enclosed with timber fencing and high red brick wall on rear boundary incorporating rear access gate to garage and parking.

Estate Maintenance £350 per annum.





Ground Floor

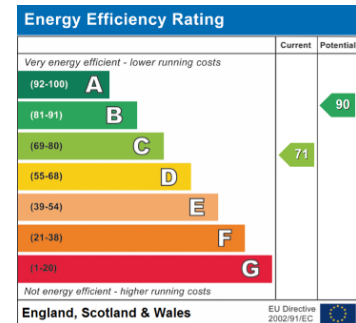


Floor 1



Approximate total area⁽¹⁾

737.81 ft²
68.54 m²



Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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