



**11 Renfields**  
Bolnore Village, Haywards Heath, RH16 4TG

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RH16 4TG

Guide Price £575,000

This attractive family house offers bright, spacious and well designed accommodation having the benefit of gas central heating and double glazing. This excellent home incorporates 4 bedrooms, en suite shower room to the main bedroom, family bathroom, downstairs cloakroom, a good size west facing living room and an excellent comprehensively fitted kitchen/diner complete with appliances. There is an attached garage approached by a private drive and the attractive rear garden enjoys a favoured westerly aspect.

Situated in this much favoured location just a short walk to several local shops in the village square and the well regarded Bolnore Village Primary School. Haywards Heath offers a wide range of shops, an array of restaurants, a modern leisure centre, Sainsbury's and Waitrose superstores and a mainline station providing 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 14.1 miles to the north whilst the cosmopolitan city of Brighton and the south coast is less than 15 miles distant. The South



Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Porch** Attractive composite front door to:

**Hall** Telephone point. Radiator. Amtico wood effect flooring. Stairs to first floor.

**Cloakroom** White suite comprising close coupled wc and basin with tiled splashback. Double glazed window. Radiator. Amtico wood effect flooring.

**Living Room** 18'6" x 13'3" (5.64m x 4.04m) Good size understairs cupboard. TV aerial point. Double glazed window. 2 radiators. Double glazed casement doors to rear garden.

**Kitchen/Diner** 18'10" into bay x 10'10" (5.74m x 3.30m) Comprehensively fitted with a quality range of high gloss fronted units with granite work surfaces and upstands incorporating inset stainless steel bowl and a half sink with mixer tap, cupboards, drawers, integrated Bosch **dishwasher** and appliance space with plumbing for washing machine under. Excellent range of wall cupboards. Integrated Bosch tall **fridge** and **freezer**, adjacent tall pull out wire basket storage unit. Built-in Bosch **electric double oven**, cupboard under and over. Wide double glazed bay window to front. Radiator.

## FIRST FLOOR

**Split Level Landing** Good size built-in airing cupboard housing Mega-flo sealed hot water cylinder. 2 hatches to loft space.

**Bedroom 1** 16'4" x 10'4" (4.98m x 3.15m) plus one wall fitted with range of wardrobes with floor to ceiling sliding mirror doors. 2 double glazed windows. 2 radiators.

**En Suite Shower Room** Fully tiled shower with glazed bi-fold door, basin with single lever mixer tap, wc with concealed cistern. Heated chromium ladder towel warmer. Extractor fan. Shaver point. Ceiling downlighters. Part tiled walls. Tiled floor.

**Bedroom 2** 12'11" x 10'3" (3.94m x 3.12m) Double glazed window. Radiator.

**Bedroom 3** 12'9" maximum x 8'8" (3.89m x 2.64m) Double glazed window. Radiator.

**Bedroom 4** 9'2" x 7'10" (2.79m x 2.39m) Double glazed window. Radiator.

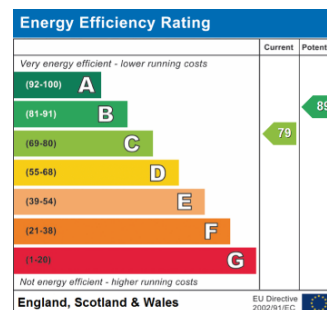
**Bathroom** White suite comprising bath with central mixer tap, independent shower over, glazed screen, basin with single lever mixer tap, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Extractor fan. Shaver point. Double glazed window. Part tiled walls. Tiled floor.

## OUTSIDE

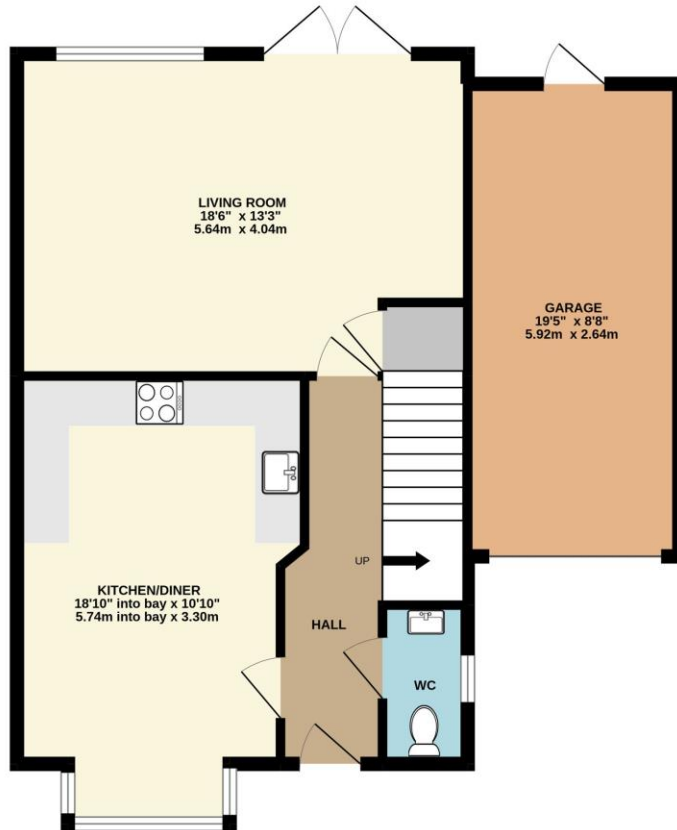
**Attached Garage** 19'5" x 8'8" (5.92m x 2.64m) Up and over door. Light and power points. Wall mounted Potterton gas boiler. Double glazed rear door to garden.

**Attractive West Facing Rear Garden** About 34 feet (10.36m) in length. Arranged with timber decking opening to a level lawn with flower borders. **Timber shed**. Small paved area adjacent to the garage. The garden is fully enclosed by close boarded fencing.

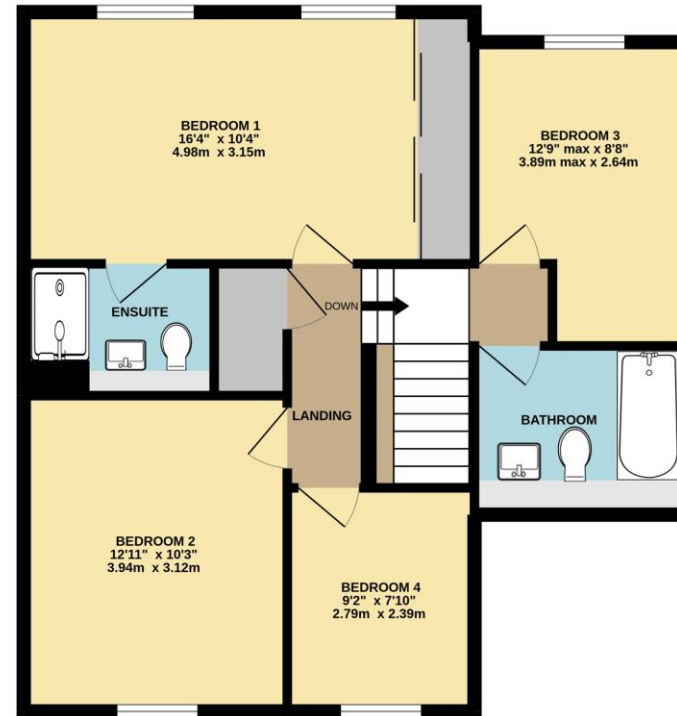
**Estate Maintenance** About £300 per annum



GROUND FLOOR  
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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