



24 Chandlers Field Drive
Bolnore Village, Haywards Heath, RH16 4UT



Mark Revill & Co

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£435,000

This excellent semi-detached house recently constructed by Bovis Homes has been built and finished to a high specification. The property offers bright and well designed accommodation having the benefit of gas central heating and double glazing and incorporates a spacious living room with double doors opening to the garden, an excellent comprehensively fitted kitchen complete with appliances, there are 3 bedrooms, en suite shower room to the main bedroom and a modern bathroom. There is an attached garage approached by a private block paved drive and the fully enclosed rear garden enjoys a favoured south easterly aspect arranged mainly as lawn with paved patio and path

Situated in this quiet cul-de-sac at the northern edge of Bolnore Village within a short walk to a good local shop and a well regarded primary school. There are several footpaths providing access to Haywards Heath town centre which offers a wide range of shops, an array of restaurants, a modern leisure complex, a Sainsbury's and Waitrose superstore and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies 4.4 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is 15.6 miles to the south, whilst the South Downs National Park and Ashdown Forest are within an easy drive offering beautiful natural venues for countryside walking.



GROUND FLOOR

Porch Front door to:

Hall Built-in coats/storage cupboard with hanging rail. Trip switches. Radiator. High gloss tiled floor. Stairs to first floor.

Cloakroom White suite comprising wc with concealed cistern, shelf over, pedestal basin with tiled splashback. Extractor fan. Double glazed window. Radiator. High gloss tiled floor.

Living Room 16'11" x 16' (5.16m x 4.88m) Understairs storage cupboard. Media plate with TV/FM and satellite points. Telephone/internet point. 2 radiators. Double glazed casement doors flanked by tall double glazed windows to rear garden.

Kitchen 9'10" x 8'4" (3.00m x 2.54m) Comprehensively fitted with a contemporary range of white high gloss fronted units with laminate work surfaces and upstands complete with appliances. Comprising inset stainless steel bowl and a half sink with mixer tap, cupboards including bin storage, drawers, integrated **dishwasher** and **washing machine** under. Built-in brushed steel **electric oven**, **4 ring gas hob**, glass splashback and brushed steel extractor hood over. Integrated tall **fridge** and **freezer**. Range of wall cupboards, further wall cupboards, one housing Potterton gas boiler. Double glazed window. Radiator. Ceiling downlighters. High gloss tiled floor.

FIRST FLOOR

Landing Built-in airing cupboard housing Mega-flu unvented indirect cylinder. Hatch to loft space.

Bedroom 1 11'11" x 9'10" (3.63m x 3m) Outlook over rear garden. Built-in wardrobe with high level shelf. Media plate with TV/FM and satellite points. Double glazed window. Radiator.

En Suite Shower Room White suite comprising fully tiled shower with glazed screen and sliding door, pedestal basin with single lever mixer tap, wc with concealed cistern, useful shelf over. Radiator. Ceiling downlighters. Half tiled walls. Tiled floor.

Bedroom 2 9'11" x 9'10" (3.02m x 3m) Double glazed window. Radiator.

Bedroom 3 9'5" x 6'10" (2.87m x 2.08m) Outlook over rear garden. Double glazed window. Radiator.

Bathroom White suite comprising bath with centrally mounted mixer tap and shower attachment, pedestal basin with single lever mixer tap, wc with concealed cistern. Useful shelf. Extractor fan. Double glazed window. Radiator. Ceiling downlighters. Half tiled walls. Tiled floor.

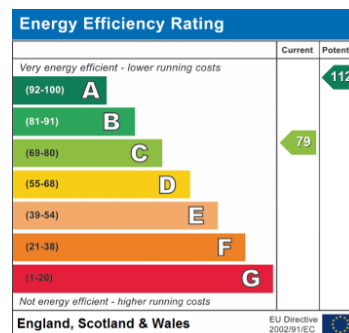
OUTSIDE

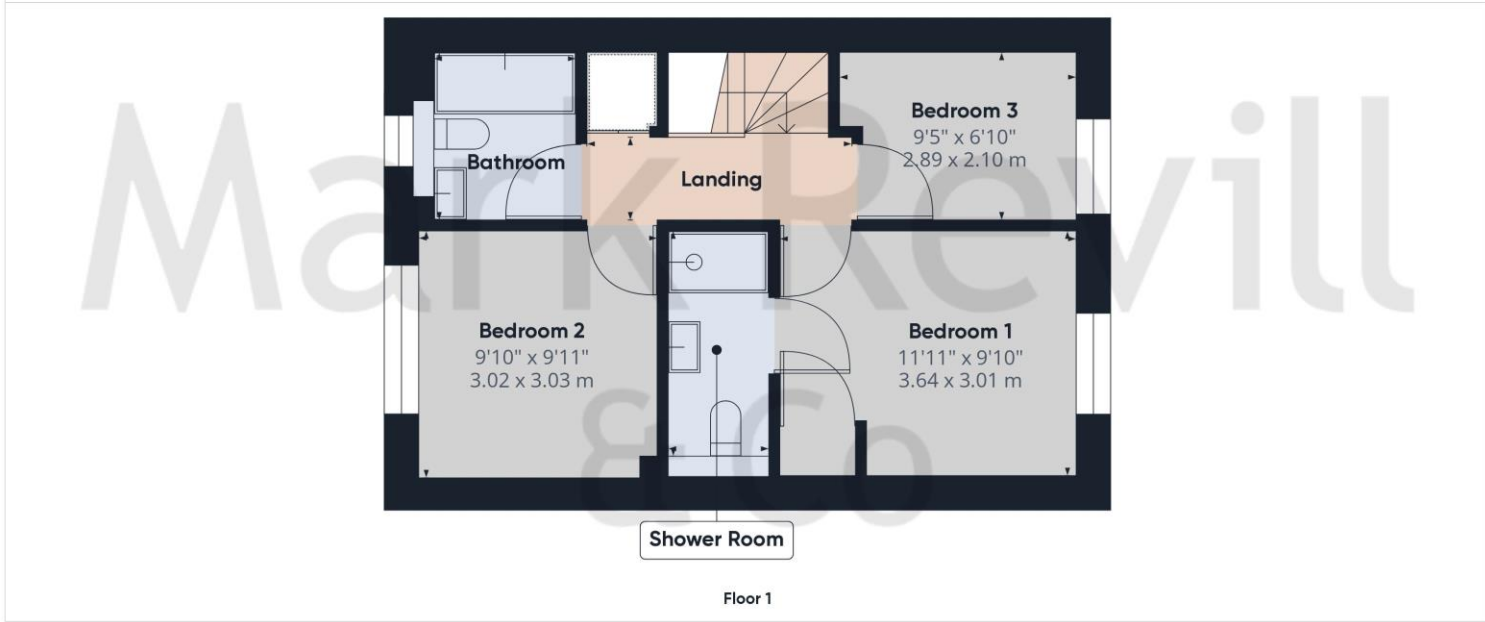
Attached Garage 19'7" x 8'8" (5.97m x 2.64m) Up and over door. Light and power points. Rear door to garden.

Private Block Paved Drive

Front Garden Deep herbaceous bed, central paved path, small lawn, established hedge to boundary. Outside light.

South East Facing Rear Garden About 42 feet (12.80m) in length. Arranged mainly as lawn, paved patio and path, several shrubs. The garden is fully enclosed by timber fencing.





Approximate total area⁰
842.42 ft²
78.26 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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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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