



**Weavers Mead
Haywards Heath, RH16 4FR**

**Asking Price Of
£485,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

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LOCATION

The property is set at the edge of the popular Bolnore Village development, at the end of small cul-de-sac, siding onto the Ashenground Woods nature reserve. The house is also within a minutes walk of Bolnore Village Primary School and the Co-Op convenience store, with the Community Centre, pre-school and recreation ground also being a short walk away. Haywards Heath train station, with its direct service to London (45 mins) and Brighton (15 mins), is approximately 1.5 miles from the property, with the town centre and Orchards Shopping facilities just a mile away. The property also offers good access to the A23 & M23, and both Warden Park Academy & Oathall Community College too.

ACCOMMODATION

Tenure: Freehold

The house has benefited from a number of recent updates and improvements and so is presented in excellent condition throughout. The ground floor features a large refitted kitchen/dining room, with extensive work surfaces, integrated appliances and ample space for a table. There is also a cloakroom on the ground floor, with stairs rising to the first floor, that offers a spacious living room, with bi-fold doors directly out into the garden and a generous main bedroom, with an adjacent refitted shower room. On the second floor there are two spacious double bedrooms, with a walk-in wardrobe set off bedroom 2, with extensive hanging rails and shelving to house a very large collection of shoes! There is also a refitted family bathroom with a large free standing bath tub.

OUTSIDE

The property is set at the end of a cul-de-sac and benefits from allocated parking directly to the front of the property, but also offers both an additional driveway and garage too, There is a small flower bed to the front of the house, but the majority of the outside space is set to the rear of the house, and accessed from the living room through bi-fold doors. The garden has been landscaped to create a private low-maintenance garden, that backs and sides onto Ashenground Park. There is a large decking platform that leads through an archway into the rear section of garden, with a walkway flanked by flower beds, to a further patio to the rear of the garden, the whole being enclosed by fencing with a high level of seclusion.

ADDITIONAL INFORMATION

Estate Charge: £300 per annum

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

4 minute walk



Shops

Co-op Food
4 minute walk



Trains

Haywards Heath
1.4 miles



Airport

Gatwick
14.4 miles



Roads

M23
8.7 miles



Sport & Leisure

The Woodside
4 minute walk



Rental Income

£1,700 pcm



Schools

Bolnore Village Primary
Warden Park Secondary Academy
Oathall Community College



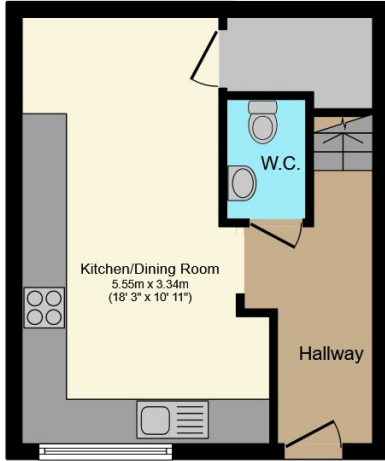
Broadband

Up to 500 Mbps

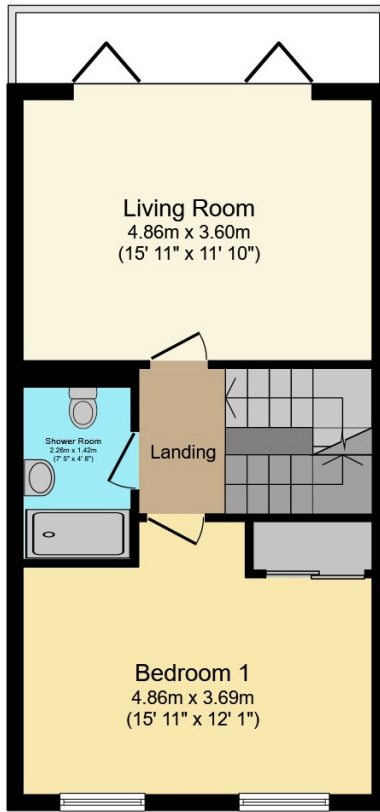


Council Tax

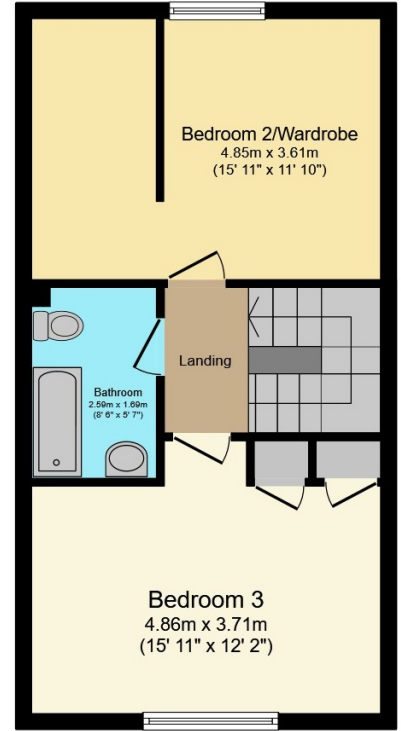
Band E



Ground Floor

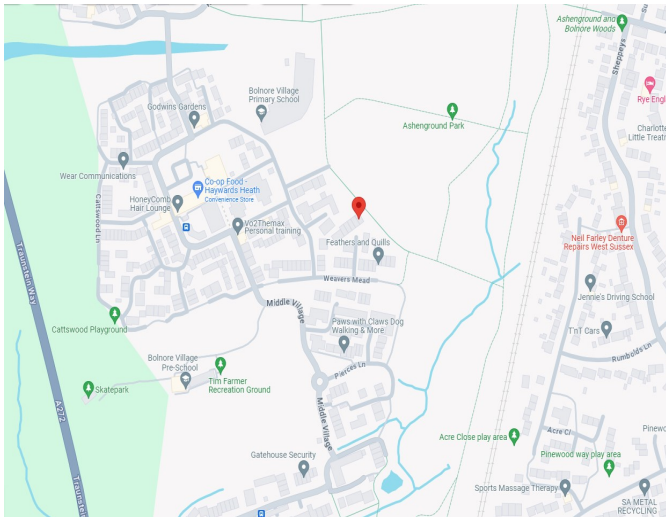


First Floor



Second Floor

Map Location



Total Approximate Floor Area
1,244 sq ft / 115.6 sq m

EPC Rating

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 82 | 88 |
| | | EU Directive 2002/91/EC | |

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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