



1 Meadow Approach  
Cophome, RH10 3RF  
**Price Guide £420,000**



# 1 Meadow Approach

, Copthorne, RH10 3RF

Guide Price £420,000 - £430,000 We are pleased to offer for sale this 3 bedroom semi-detached house in the heart of Copthorne village, with No Chain.

Accommodation is spread across 2 floors and comprises:

## \* Entrance Hall:

New front door (May 2024), double-glazed windows to front, wood-effect flooring throughout, triangular recessed area, understairs cupboard, radiator. Door to Kitchen and:

## \* Lounge:

Double-glazed windows to front, feature fireplace, wood-effect flooring throughout, radiator, double doors open into:

## \* Kitchen / Dining area:

Open dining area and Kitchen, attractive peninsular worktop, matching base and wall units, built-in oven and ceramic hob with stainless steel/glass extractor above, space and plumbing for dishwasher, integrated fridge, double-glazed windows above 1.5 bowl and drainer, built-in cupboard, door to Utility and patio doors to rear garden. Ceramic floor tiles throughout, part-tiled walls, space for another fridge-freezer, radiator.

## \* Utility: 1.89m x 1.84m (6' 2" x 6')

"Slightly shabby" design with worktop across one side with space for washing machine, dryer and freezer, door to side garden.

## FIRST FLOOR

### \* Landing

Double-glazed windows to side, storage cupboard, loft access, doors to all rooms.

### \* Bedroom 1:

Double-glazed windows to front, built-in storage, radiator.

### \* Bedroom 2:

Double-glazed windows to rear, built-in storage, radiator.

### \* Bedroom 3:

Double-glazed windows to front, built-in storage, radiator.

### \* Bathroom

Dual aspect with opaque double-glazed windows to rear and side, P-shaped bath with mixer taps and shower above, wash-hand basin, low level WC, ceramic tiled floor, part-tiled walls.

## OUTSIDE

### \* Driveway

Recently levelled with new shingle (May 2024).

### \* Front Garden

Shrub and hedge border to front and side, gated access to rear garden.

### \* Rear Garden

Fenced borders, shed, decking area, mostly laid to lawn (new turf, May 2024).

\* PLEASE CONTACT US TO ARRANGE A VIEWING ASAP TO AVOID DISAPPOINTMENT \*

## Entrance Hall

10' 4" x 5' 10" (3.17m x 1.8m)

## Lounge

13' 11" x 11' 2" (4.24m x 3.4m)

## Kitchen/ Dining area

17' 5" x 11' 10" (5.33m x 3.63m)

## Utility

6' 2" x 6' 0" (1.89m x 1.84m)





Bedroom 1  
11'5" (into door recess) x 12'3"  
(3.5m (into door recess) x 3.75m)

Bedroom 2  
11'5" (into door recess) x 9'7"  
(3.48m (into door recess) x 2.93m)

Bedroom 3  
7'10" x 8'3" (2.39m x 2.54m)

Bathroom



## Floor Plan



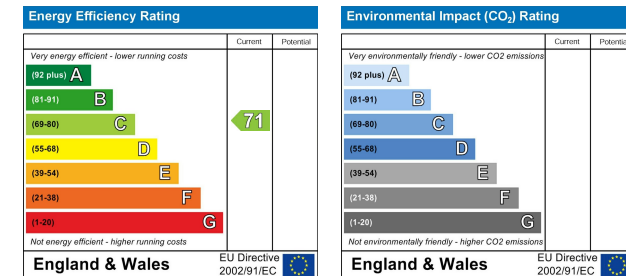
## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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