



TMS

ESTATE AGENTS



Oakview Brookhill Road

Copthorne, Crawley, RH10 3QJ

Guide Price £725,000



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Entrance Hall

Attractive entrance with double-glazed window to front, large under stairs storage, and doors to main living area, Study, Sitting and Dining Room

Downstairs Cloakroom

Double-glazed opaque window to side, low level wc, vanity sink unit, radiator, wood-effect flooring

Study

10'0" x 6'1" (3.05m x 1.86m)

Double-glazed windows to front, wood-effect flooring

Sitting Room

15'1" x 14'10" (4.61m x 4.53m)

French doors to rear garden and double-glazed windows to side, central fireplace, fully carpeted

Dining Room

14'10" x 10'2" (4.53m x 3.1m)

Versatile space, currently used as a playroom, with double-glazed windows to front, radiator, fully carpeted.

Kitchen / Breakfast / Family Room

24'11" x 16'8" (7.62m x 5.09m)

Beautiful extended living space, includes a new kitchen boasting a central granite island and breakfast bar, solid oak worktops, rounded base and wall units, built-over fridge-freezer units, space for range cooker, integrated dishwasher, two sink areas with instant hot water tap, double-glazed windows to front.

Open to the Family area with space for table and chairs and/or TV area, two large skylights, bi-fold doors to the garden, brick interior feature wall. Ceramic tiled flooring, and underfloor heating throughout.

Utility

Extended area includes the Utility room, with a range of base and wall units, 1.5 bowl sink and drainer, door to rear garden.

FIRST FLOOR

Landing

Large airing cupboard, access to front (light, part-boarded), doors to four double bedrooms.

Family Bathroom

Opaque double-glazed windows to front, his and her vanity sink unit, panel enclosed bath with shower above, heated towel rail.

Bedroom 1

12'10" x 11'3" (3.93m x 3.44m)

Double-glazed windows to rear, built-in units across one wall (6 doors), radiator, fully carpeted

En-Suite to Bedroom 1

Double-glazed opaque window to side, white suite consisting of shower cubicle, low level wc, vanity sink unit

Bedroom 2

13'1" x 10'1" (4m x 3.08m)

En-Suite to Bedroom 2

Double-glazed opaque window to rear, shower cubicle, low level wc, vanity sink unit.

Bedroom 3

13'1" x 9'1" (3.99m x 2.79m)

Currently used as a Craft Room. Double-glazed windows to front, built-in wardrobe, radiator, fully carpeted.

Bedroom 4:

12'1" x 8'1" (3.7m x 2.48m)

Double-glazed windows to front, radiator, fully carpeted.

OUTSIDE

Double Garage

16'8" x 16'7" (5.09m x 5.07m)

Double up and over doors, power and light, door to rear garden and extra storage in roof eaves.

Driveway for 4 Cars

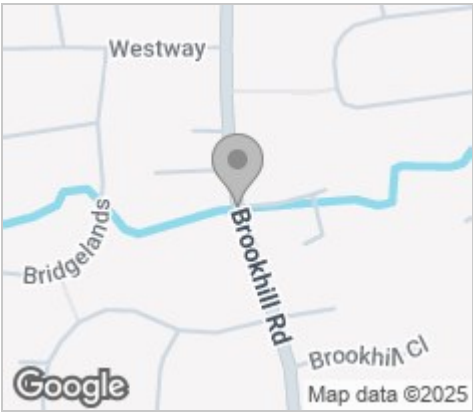
Front Garden

Mostly laid to lawn, fenced to front and side for privacy.

Rear Garden

Recently landscaped with large patio area, mostly laid to lawn, with raised beds, tree, flower and shrub borders, pergola and seated areas, fenced with gated access to side.





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.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) 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 & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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