



Connells

Abergavenny Gardens
Cophorne Crawley



Property Description

This spacious family home is situated in a cul-de-sac and offers well-proportioned accommodation for families.

On the first floor, there are five bedrooms. The master bedroom has its own private ensuite, while bedrooms two and three share a Jack and Jill bathroom. Bedrooms four and five share the main bathroom.

The ground floor features a cloakroom and a spacious living room with double glazed doors that lead to the rear garden. The Kitchen/Diner is equipped with a range of base and eye level units, along with integrated appliances such as a gas oven, hob, dishwasher, and fridge freezer. There is a large dining area that is perfect for family meals and entertaining, and it also has doors that lead out to the conservatory. Additionally, there is a formal dining room which could also serve as a snug or playroom, depending on your needs. A utility room with space and plumbing for a washing machine and dryer houses the boiler.

Outside, there is a generously sized private garden with a large patio area. At the front of the property, there is a double garage and parking space for two cars.

Entrance

Double glazed door to the front, radiator, wooden flooring, carpeted stairs leading to the first floor, door to garage.

Cloakroom

Double glazed window to the front, wash hand basin, low level WC, radiator, tiled flooring.

Living Room

16' 5" x 14' 8" (5.00m x 4.47m)

Double glazed window to the rear, electric feature fire place with marble hearth and wooden surround, double glazed French doors leading to the rear garden, radiator.

Kitchen / Diner

Fitted with base and eye-level units, one-and-a-half bowl stainless steel sink and drainer, roll top work surfaces, integrated gas oven and 4 ring gas hob, extractor cooker hood over, integrated dishwasher, part tiled walls, tiled floor to kitchen area, integrated fridge/freezer, space for table, wooden floor to dining area, double glazed window to the rear overlooking the garden, double glazed door leading to the conservatory.

Conservatory

12' 1" x 9' 10" (3.68m x 3.00m)

Double glazed windows to three sides with double glazed French doors leading to the garden, tiled flooring, and electric heater.

Utility Room

Double glazed door to side, range of wall and base units, stainless steel sink and drainer, wall mounted boiler, space and plumbing for washing machine, space for tumble dryer, and part tiled walls, tiled flooring and radiator.



Dining Room

12' 11" x 10' 8" (3.94m x 3.25m)

Double glazed window to the front, access to the kitchen and hall.

Landing

Access to the loft (part boarded, light), storage cupboard, airing cupboard.

Bedroom One

11' 7" x 11' 4" (3.53m x 3.45m)

Two double glazed windows to the front, built-in wardrobes, and radiator.

En-Suite

Walk in shower cubicle with power shower, extractor fan, low level WC, vanity wash hand basin, part tiled walls, radiator, frosted double glazed window to the front.

Bedroom Two

13' 7" x 9' 8" (4.14m x 2.95m)

Double glazed window to the front, built-in wardrobe, and radiator.

Jack and Jill Bathroom

Frosted window to the rear, low level WC, paneled bath with mixer tap and hand shower, part tiled, radiator.

Bedroom Three

10' 6" x 10' 3" recess to sink (3.20m x 3.12m recess to sink)

Double glazed window to the rear, built-in wardrobe, fitted wash hand basin, radiator, and door leading to:

Bedroom Four

Double glazed window to the rear, built-in wardrobe, fitted wash hand basin, radiator, and door leading to:

Bedroom Five

13' 7" max x 11' 5" max (4.14m max x 3.48m max)

Double glazed window to the rear, built-in wardrobe, and radiator.

Bathroom

Frosted window to the front, low level WC, paneled bath with mixer tap and shower over, vanity wash hand basin with storage under, extractor fan, tiled flooring, and radiator.

Double Garage

Up-and-over door, power and light.

Front Garden

Driveway parking for two cars, area laid to lawn with shrubs and borders.

Rear Garden

Large patio area, mainly laid to lawn, shrubs, trees and fenced borders, access to side gates on either side of the property leading to the front garden.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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directions to this property:

From our office in Copthorne Bank proceed in an easterly direction along Copthorne Bank turn right into Bowers Arms road, continue along for approx 1/4 of a mile turning left into Lashmere, follow the road around to the right then take the right hand turning into Abergavenny Gardens the property can be found towards the end of the road on the left hand side.

EPC Rating: C

Tenure: Freehold



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