



Connells

Akehurst Close
Cophorne Crawley



Property Description

Welcome to your future family haven! Nestled in the heart of Cophorne village, this three-bedroom gem is bursting with potential. Step into the spacious family room, flooded with natural light and boasting seamless access to the expansive garden - perfect for entertaining or simply unwinding in your own private oasis. The ground floor unfolds with a cosy lounge leading to a dining room which also looks over the lush greenery of the garden. Adjacent, the kitchen offers endless possibilities and leads to a double-glazed lean-to, currently serving as a utility room. Plus, with the potential for a second-story extension (subject to buyers own investigations), the sky's the limit for customising your dream home.

Upstairs, two generous double bedrooms, a snug single bedroom, and a family bathroom await, ensuring ample space for the whole family to thrive. Outside, green thumbs and little ones alike will delight in the sprawling garden, offering endless opportunities for play, relaxation, or indulging in your gardening passion. And with a garage and two parking spaces, convenience meets functionality seamlessly. Tucked away at the end of a tranquil cul-de-sac, yet within easy reach of local schools and amenities, this property epitomises the perfect blend of peace and practicality. Seize this unparalleled opportunity - contact Connells today to schedule your exclusive viewing and turn your property dreams into reality!

Entrance

Door to the front, under stairs cupboard, radiator, and carpeted stairs leading to the first floor.

Family Room

16' 2" x 11' 10" (4.93m x 3.61m)

Dual aspect with double glazed window to the front, and double glazed sliding doors to the rear leading to the rear garden, up lighting and two radiators.

Lounge

11' 11" x 10' 10" (3.63m x 3.30m)

Double glazed window to the front, brick built open feature fireplace, radiator, door leading to:

Dining Room

9' 8" x 7' 10" (2.95m x 2.39m)

Two double glazed windows to the rear, double glazed pedestrian door leading to the rear garden, serving hatch through to the kitchen, and radiator.

Kitchen

9' 8" x 8' 5" (2.95m x 2.57m)

Fitted kitchen with a range of base and eye-level units, stainless steel sink and drainer with tiled splashback, Beech work surfaces surrounding, space for electric oven, space for fridge/freezer, space and plumbing for washing machine, wall mounted boiler, double glazed window to the rear, radiator and tiled flooring.

Lean-To/ Utility

Double glazed window to the rear, double glazed window to the side and double glazed pedestrian door leading to the patio at the rear, work surface and space for tumble dryer.

Landing

Double glazed window to the side as you descend the stairs, loft access.

Bedroom One

11' 11" x 9' 3" (3.63m x 2.82m)

Double glazed window to the front, two double built-in mirrored wardrobes, radiator.

Bedroom Two

7' 9" x 5' 11" (2.36m x 1.80m)

Double glazed window to the rear, walk-in cupboard, radiator.

Bedroom Three

10' 6" x 9' 8" (3.20m x 2.95m)

Double glazed window to the front, radiator.

Shower Room

Frosted double glazed window to the rear, single shower cubicle, low level W.C., wash hand basin, part tiled walls and tiled flooring.

Garage

Up-and-over door, inspection pit.

Front Garden

Driveway with parking for two cars, leading to the garage, area laid to lawn with mature shrubs and hedges, side gate leading to the rear garden, steps leading to front door.

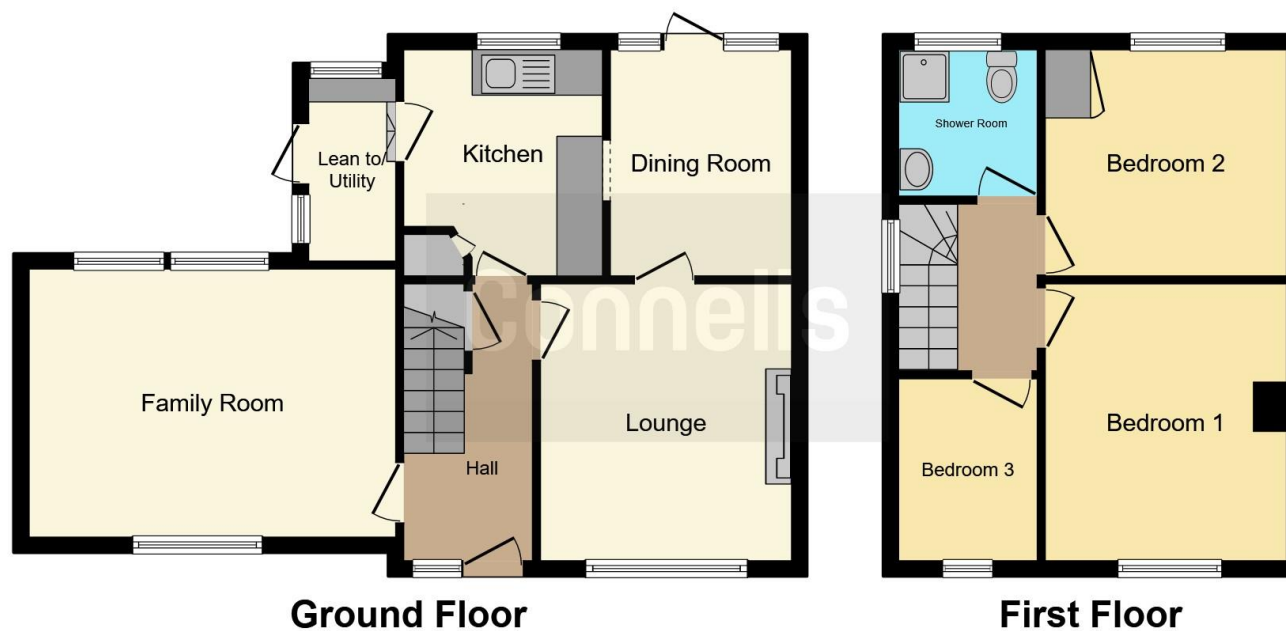
Rear Garden

Beautiful South/West facing garden, patio, shed, mainly laid to lawn, fenced borders, shrubs and mature trees.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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view this property online connells.co.uk/Property/COP403902

directions to this property:

Travelling from the agents office on Copthorne Bank in a westerly direction turn left at The Prince Albert pub and continue down taking the third left in to Church Lane. Continue and take the first left hand turn in to Akehurst Close, the property can be found at the end of the cul-de-sac straight in front of you.

EPC Rating: Awaiting

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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