



Connells

Erica Way
Cophorne

Erica Way Cophthorne RH10 3XG

for sale offers in excess of
£475,000



Property Description

Discover your dream family home in the sought-after village of Cophthorne.

Offered for sale with no onward chain, but subject to probate, this four-bedroom detached property boasts ample living space across two floors. The first floor hosts four bedrooms, including two doubles, and a family bathroom.

Downstairs benefits from a fitted kitchen, dining room, utility room, ground floor cloakroom, and spacious lounge.

Additional features include a double garage, front parking, and a secluded rear garden.

While some updating is needed, this home presents a blank canvas for your vision and creativity.

Conveniently located near junction 10 of the motorway, commuting to London or Brighton is a breeze. Plus, local schools and amenities are within easy reach, with Three Bridges mainline Train Station just 2.5 miles away.

Don't miss out on the opportunity to make this your perfect family haven.

Entrance Hall

Double glazed window to the front, double glazed window to the side, storage cupboard, radiator, carpeted stairs leading to the first

floor.

Cloakroom

Frosted double glazed window to the front, orange hand wash basin, low level W.C. and radiator.

Lounge

17' 4" max x 13' 7" max (5.28m max x 4.14m max)

Dual aspect with double glazed sliding patio doors to the rear, full-length double-glazed window to the front, two radiators.

Dining Room

10' 8" x 9' 2" (3.25m x 2.79m)

Double glazed sliding patio doors to the rear, radiator, vinyl flooring, opening out onto the kitchen.

Kitchen

10' 8" x 8' 10" to the rear cupboard (3.25m x 2.69m to the rear cupboard)

A fitted kitchen with a range of Oak base and eye-level units, stainless steel sink and drainer with mixer tap tiled splashback and work surface surrounding, eye level integrated electric oven, electric hob and cooker hood over, space for fridge/freezer, radiator, tiled flooring, strip lighting, and double glazed window to the rear.

Utility Room

6' 1" x 4' 6" (1.85m x 1.37m)

Double glazed window to the side, and double glazed external door leading out towards the rear of the garage, wall and eye-level units, tiled walls and flooring, wall mounted boiler, inset butler style sink and drainer, space and plumbing for washing machine.

Landing

Double-glazed full-length window to the front, large airing cupboard, loft access.

Bedroom One

13' 5" into door recess x 11' 1" max (4.09m into door recess x 3.38m max)

Double glazed window to the rear, two built-in-wardrobes, radiator.

Bedroom Two

11' 2" x 10' 3" (3.40m x 3.12m)

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

Bedroom Three

11' 1" max x 6' 1" max (3.38m max x 1.85m max)

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

Bedroom Four

10' 5" max x 6' 7" max (3.17m max x 2.01m max)

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

Bathroom

Frosted double glazed window to the front, orange bathroom suite with: low level WC, wash hand basin, panel bath with electric shower over, extractor fan, electric shaver point, partly tiled walls and tiled flooring.

Double Garage

17' 2" x 15' 2" max (5.23m x 4.62m max)

Electric door to the front, light and power, pedestrian door to the rear.

Front Garden

Block paved driveway leading to the double garage with parking for two cars, side gate access to the rear garden, area laid to lawn with mature hedgerow borders.

Rear Garden

A mature garden with raised flower beds, patio decking area, sectioned off areas laid to lawn with mature shrubs, hedgerow, and fenced borders.

Agent Notes

'The sale of this property will be subject to a receipt of letters of administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer'.









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/COP402324

Directions to this property:

Proceeding from the agents office on Copthorne Bank in a westerly direction turn left at The Prince Albert pub on to Brookhill Road. Take the second turning right in to Calluna Drive and continue to the t-junction. Turn right at the T-junction and the property can be found on the right-hand side just before you get to the T-junction with Bridgelands.

EPC Rating: D

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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