



**Connells**

Beirfels Copthorne Bank  
Copthorne



## Property Description

Discover the perfect blend of comfort and convenience in this spacious two/three bedroom bungalow.

Situated conveniently close to local amenities, including shops and transportation, it offers flexible living options to suit your needs.

Enjoy the bright, well-equipped kitchen/breakfast room with integrated appliances, leading to a charming conservatory overlooking the tranquil rear garden.

Additional highlights include a family bathroom, central hallway, private garden, driveway parking, and a single garage.

If village living is what you seek, don't miss out on this opportunity. Contact us today to arrange a viewing today.

## Entrance Hall

Double glazed door to the side, radiator, cupboard, loft access.

## Lounge

14' 5" x 12' 6" ( 4.39m x 3.81m )

Double glazed window to the front, marble effect electric feature fireplace, radiator.

## Dining Room

13' 10" x 9' 4" ( 4.22m x 2.84m )

Double glazed window to the rear, radiator.

## Kitchen

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

Fitted kitchen with a range of cream base and eye-level units, Beech work surfaces surrounding, stainless steel sink and drainer with mixer tap and tiled splashback, integrated electric oven, 4 ring gas hob and stainless steel cooker hood over, space for fridge/freezer, space and plumbing for washing machine, space for table, radiator, double glazed window to rear and side, and vinyl flooring.

## Conservatory

13' 9" x 5' 8" ( 4.19m x 1.73m )

Double glazed conservatory, double doors leading to the patio area, under floor electric heating, and laminate flooring.

## Bedroom One

13' 2" x 10' 10" ( 4.01m x 3.30m )

Double glazed window to the front, built-in wardrobes and chest of draws, and radiator.

## Bedroom Two

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

Double glazed window to the side, and radiator.

## Bathroom

Frosted double glazed window to side, panel bath, corner shower cubicle, low level WC, vanity wash hand basin with storage under, extractor fan, vinyl flooring, spot lighting, radiator, partly tiled walls and vinyl flooring.

## Garage

15' 7" x 8' 7" ( 4.75m x 2.62m )

Single garage with up and over door to front, window to the side.

## Front Garden

Beautiful garden to the front with area laid to lawn, fenced borders, mature shrubs and hedgerow, driveway parking catering for several cars leading to the garage at the rear, two side gates either side of the property leading to the rear garden.

## Rear Garden

Patio area, area laid to lawn, fence and flower bed borders, two side gates either side of the property with access to the front garden.

## Agent Notes:

*'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'*









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](http://www.focalagent.com)

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/COP403912](http://connells.co.uk/Property/COP403912)**

**Directions to this property:**

From Copthorne bank, exit our office and turn right, continue for approximately 300 yards and the property is on the left.

**EPC Rating: Awaited**

Tenure: Freehold



Awaiting Photograph

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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