



Connells

The Meadow
Cophorne

The Meadow Cophorne RH10 3RQ

for sale offers in excess of
£425,000



Property Description

****Charming Three Bedroom Semi-Detached Home in the Heart of Cophorne Village****

Presenting a delightful three-bedroom semi-detached property, ideally situated in the picturesque Cophorne Village, now available with NO ONWARD CHAIN.

This inviting home is conveniently located within walking distance of local shops, schools, and other amenities, making it perfect for families and professionals alike.

The first floor boasts two spacious double bedrooms and a comfortable single bedroom, all serviced by a modern shower room.

The ground floor offers a warm and welcoming lounge at the front, seamlessly leading into a dining room at the rear. The dining room features double sliding patio doors that open into a charming conservatory, perfect for enjoying the garden view year-round. The well-appointed fitted kitchen provides ample storage with an array of cupboards and drawers and has convenient access to both the garden and the dining room.

This property combines comfort, convenience, and character, making it an excellent opportunity for those looking to settle in a vibrant community. Don't miss your chance to make this house your home.

Entrance

Double glazed door to the front, radiator, wood effect laminate flooring, carpeted stairs leading to the first floor.

Lounge

12' 10" x 12' 4" (3.91m x 3.76m)
Double glazed window to the front, radiator, marble electric feature fireplace.

Dining Room

9' 9" max x 9' 4" max (2.97m max x 2.84m max)
Double glazed sliding patio doors looking out onto the rear garden, radiator.

Kitchen

11' 7" x 8' 11" (3.53m x 2.72m)
Fitted with a range of base and eye-level units with stainless steel sink with mixer tap drainer and work surfaces surrounding with tiled splashbacks, integrated AEG electric oven and integrated gas hob with stainless steel splashback and stainless steel cooker hood over, built-in-breakfast bar, space for fridge freezer, space and plumbing for washing machine, storage cupboard currently housing under counter fridge, additional storage cupboard housing the fuse board, radiator, tiled flooring, wall mounted boiler housed within a kitchen unit, double glazed window to

the rear, and double glazed pedestrian door to the side.

Conservatory

11' 8" x 8' 1" (3.56m x 2.46m)

Conservatory looking out onto the rear garden, PVC double patio doors to the side, electric heater, tiled flooring, ceiling fan, and pleated sunshade blinds.

Landing

Double glazed window to the side, airing cupboard, radiator, loft access with pull down ladder light and part boarded.

Bedroom One

12' 11" into door recess x 10' 7" (3.94m into door recess x 3.23m)

Double glazed window to the front, built-in wardrobe with slat doors, radiator.

Bedroom Two

10' 6" x 9' 4" (3.20m x 2.84m)

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

Bedroom Three

8' 7" x 6' 11" (2.62m x 2.11m)

Double glazed window to the front, radiator.

Shower Room

Corner shower cubicle with hand shower

over, low level W.C., wash hand basin, chrome towel radiator, extractor fan, frosted double glazed window to the rear.

Garage

18' 1" x 15' 4" (5.51m x 4.67m)

Up and over door to the front, light and power.

Front Garden

Driveway parking for two cars leading to the garage at the rear, slate pebbling, mature tree and shrubs, double gate leading to the garage and the rear garden.

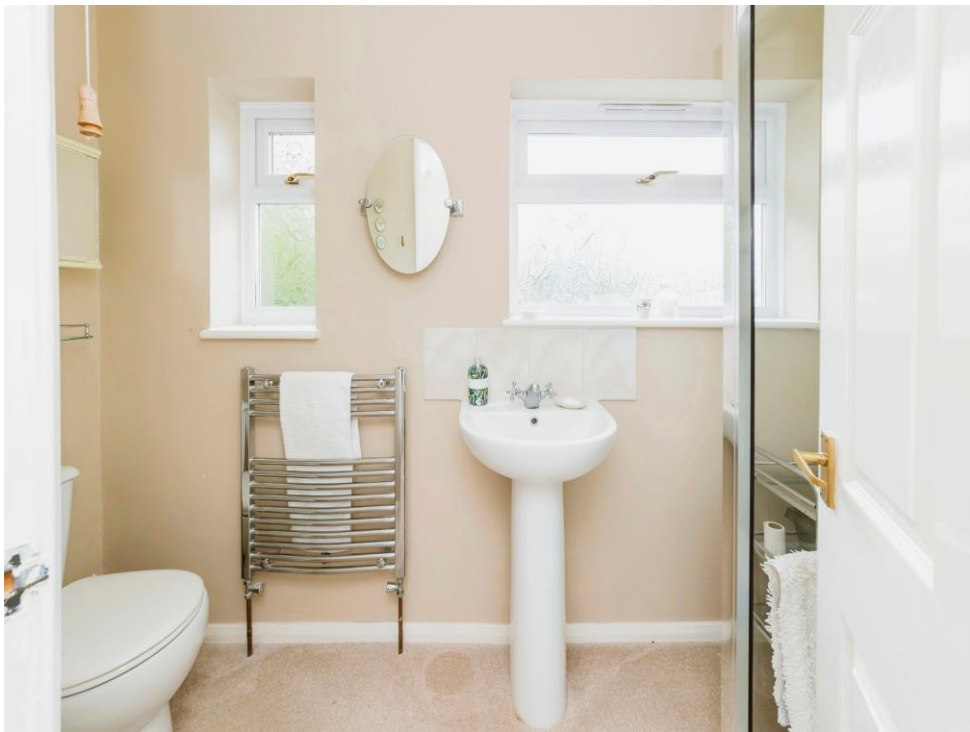
Rear Garden

Patio area, mainly laid to lawn with mature trees and shrubs, fenced borders, lean to green house adjacent to the garage.

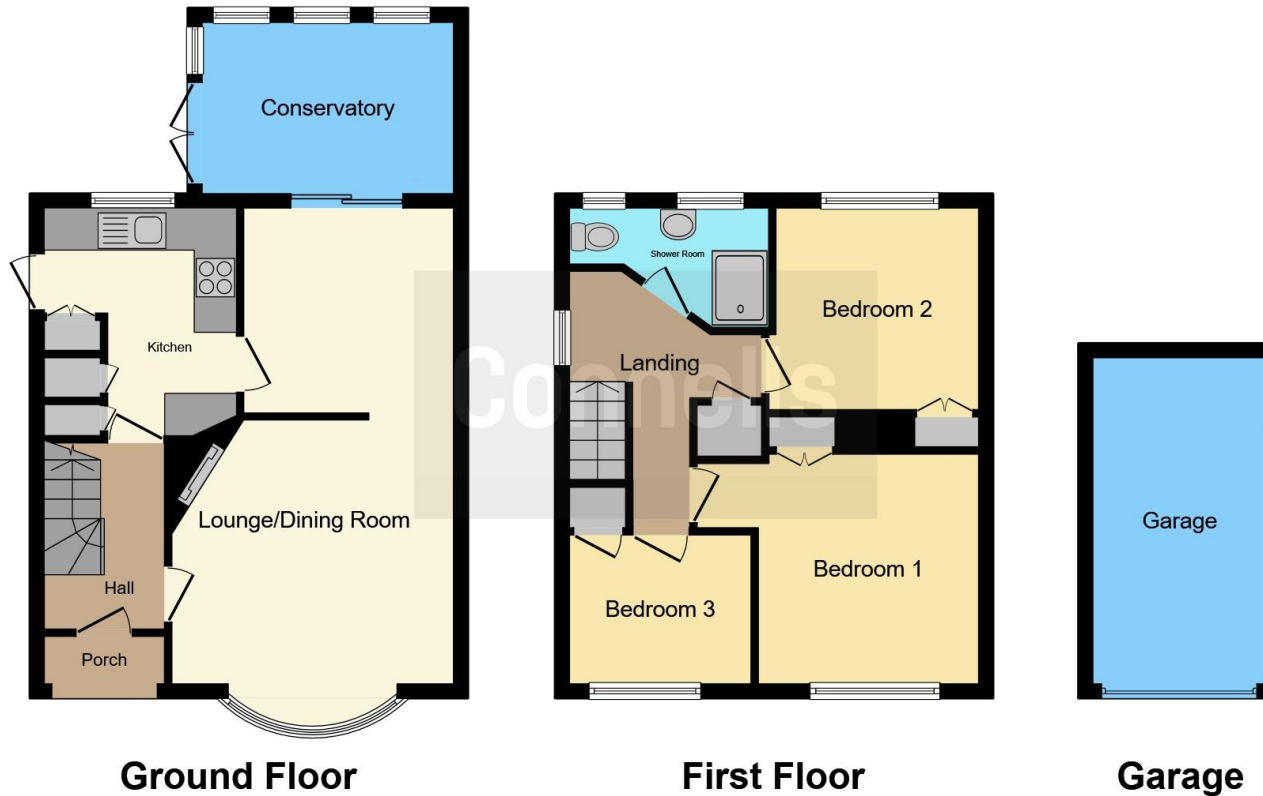
Agent Notes

'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

To view this property please contact Connells on

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 COPTHORNE RH10 3QX

view this property online connells.co.uk/Property/COP403909

Directions to this property:

Travelling from our agent's office in Copthorne Bank, turn first right into Meadow Approach, at the T-junction turn left into The Meadow. Turn to the right at the T-junction and follow the road around. The property can be found a little way round the bend on the right-hand side.

EPC Rating: Awaited

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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