



Connells

Lashmere
Cophorne



Property Description

****Charming Four-Bedroom Family Home in Prestigious Cophorne****

We are delighted to present this charming four-bedroom family home, nestled in one of Cophorne's most prestigious and popular roads.

****Interior Highlights:****

****Four Bedrooms:**** Spacious master bedroom with ensuite, three additional bedrooms (one currently used as a dressing room).

- ****Family Bathroom:**** Well-appointed with ample storage.

****Living Spaces:**** Generous lounge with sliding patio doors leading to the rear garden, creating a seamless indoor-outdoor flow.

****Dining Room:**** Accessible via the fitted kitchen, perfect for family meals and entertaining.

****Kitchen:**** Features an array of cupboards and drawers, integrated appliances, ideal for culinary enthusiasts.

****Utility Room:**** Conveniently located at the rear of the garage.

****Cloakroom:**** Additional convenience on the ground floor.

****Exterior and Additional Features:****

- ****Garage:**** 1.5 size, offering useful storage and car space.

****Driveway:**** Provides off-road parking for two cars.

****Rear Garden:**** Private and tranquil, with woodland beyond, ensuring no rear overlooking.

This delightful home offers a perfect blend of comfort, convenience, and privacy, making it an ideal setting for family living. Don't miss the opportunity to make this exceptional property your own.

Entrance Hall

Double glazed door to the front, radiator, carpet flooring and stairs leading to the first floor.

Cloakroom

Frosted double glazed window to the front, low level W.C., hand wash basin, radiator, part tiled walls, tiled flooring.

Lounge/ Dining Area

20' 1" max x 19' 6" max (6.12m max x 5.94m max)

Double glazed sliding patio doors to the rear, double glazed window to the rear, two radiators, stone gas feature fireplace with hearth.

Kitchen

20' 11" x 9' 2" (6.38m x 2.79m)

A fitted kitchen with a range of base and eye level units, stainless steel one and a half bowl sink drainer with work surfaces surrounding, integrated double oven, Bosch 4 ring gas hob with cooker hood over and tiled splashback, space for dishwasher, space for fridge freezer, space for table, spot lights, double glazed window to the front, radiator, spot lighting, laminate flooring.

Utility Room

7' 9" x 5' 8" (2.36m x 1.73m)

Stainless steel sink with drainer, work surface surrounding, space and plumbing for washing machine, space and plumbing for tumble drier, tiled flooring, internal door leading to the garage.

Dining Room

17' 3" x 10' 2" (5.26m x 3.10m)

Double glazed patio doors leading out to the patio area, double glazed windows either side of the door, radiator, laminate flooring.

Landing

Airing cupboard, storage cupboard, loft access, double glazed window to the side.

Bedroom One

10' 4" x 9' 9" (3.15m x 2.97m)

Double glazed window to the front, radiator.

En-Suite

Low level W.C., hand wash basin, shower cubicle with shower over, part tiled walls, extractor fan and radiator.

Bedroom Two

10' 5" max x 10' max (3.17m max x 3.05m max)

Double glazed window to the front, over stairs storage cupboard, radiator.

Bedroom Three

11' 6" x 4' 6" to window (3.51m x 1.37m to window)

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

Bedroom Four

8' 4" x 6' 8" (2.54m x 2.03m)

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

Bathroom

Frosted double glazed window to the rear, wash hand basin, low level W.C., panel bath with shower over and screen, chrome ladder style towel radiator, tiled walls, tiled flooring and spot lighting.

Garage

Electric door to the front, power and light, pedestrian door to the side accessing the utility room.

Front Garden

Driveway leading to the garage with parking for two cars, pathway leading to the front door, area laid to lawn, mature shrub borders, side gate leading to the rear garden.

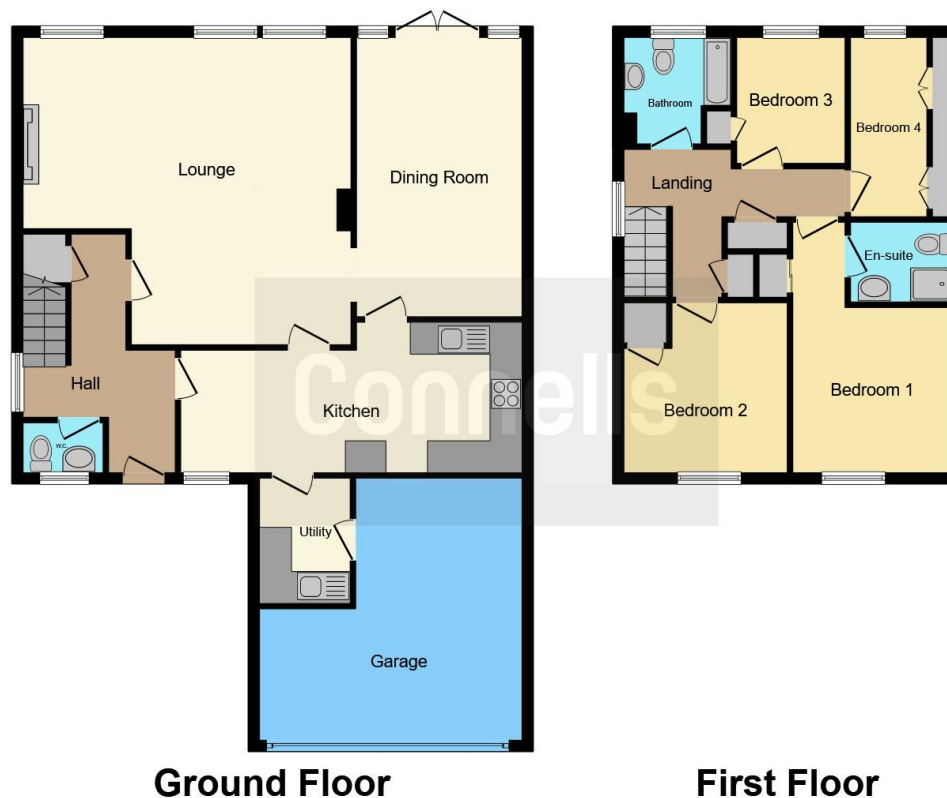
Rear Garden

Patio area with walled shrubs, mainly laid to lawn with a path to the side, mature hedgerow, fenced and tree lined borders, woodlands to the rear.









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/COP403670

directions to this property:

Travelling from our office in Copthorne Bank RH10 3QX, turn right continue along Copthorne Bank, at Bokers Arms Road turn right, continue along Bokers Arms Road almost to the end, take the last turning on the left into Lashmere, follow the road around to the right and continue forward and you will find the property on the right hand side.

EPC Rating: C

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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