



Connells
0342 707 727
FOR SALE

Connells

The Meadow
Cophorne



Property Description

This extended three-bedroom semi-detached home is situated in the heart of Cophthorne Village, within close proximity to local shops, schools, and other amenities. The ground floor has been extended, offering flexible accommodation with a refitted kitchen, ground floor shower room, and a second reception room at the rear of the property overlooking the garden. This room could also be used as an additional bedroom if required. The original lounge is located at the front of the property with a beautiful feature fireplace. On the first floor, there are two double bedrooms and one single bedroom, along with a family bathroom. Outside, there is ample parking space to the side of the property and additional space at the rear if needed. The private garden at the rear features double gates to the road and side access. This property is truly a gem and must be seen to appreciate the space it offers.

Porch

Double doors leading into the porch, pedestrian door leading to the entrance hall.

Entrance Hall

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

Lounge

22' x 12' 9" (6.71m x 3.89m)

Double glazed window to the front, vertical radiator, two radiators, tiled open feature fireplace, laminate flooring, two windows to the rear, door leading to:

Study/ Bedroom Four

11' x 9' 10" (3.35m x 3.00m)

Double glazed bay window to the rear, radiator, door leading to:

Inner Hall

Double glazed pedestrian door leading to the rear garden, door leading to:

Shower Room

Frosted double glazed window to the side, hand wash basin, low level W.C., shower cubicle.

Kitchen

13' 3" x 8' 11" (4.04m x 2.72m)

Fitted with a range of base and eye-level units, stainless steel one-and-a-half bowl sink with moveable multi-function spray mixer tap, drainer and roll top work surfaces surrounding with gloss splashbacks. Integrated electric oven and electric hob with cooker hood over, space and plumbing for dishwasher, space and plumbing for washing machine, space and plumbing for tumble dryer, part tiled walls, space for fridge freezer, part tiled walls, laminate flooring, square ceiling lights, two

storage cupboards - one with shelving, cupboard housing the wall mounted gas boiler, and two double glazed windows to the side.

Landing

Double glazed window to the side as you ascend the stairs, airing cupboard, loft access.

Bedroom One

10' 7" x 10' 2" +door recess (3.23m x 3.10m +door recess)

Double glazed window to the front, built-in-double wardrobe, and radiator.

Bedroom Two

9' 5" x 9' 4" (2.87m x 2.84m)

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

Bedroom Three

8' 8" max x 6' 11" (2.64m max x 2.11m)

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

Bathroom

Frosted double glazed window to rear, enclosed panel bath, wash hand basin, part tiled walls, and heated towel radiator.

Toilet

Frosted double glazed window to the rear, low

level W.C.

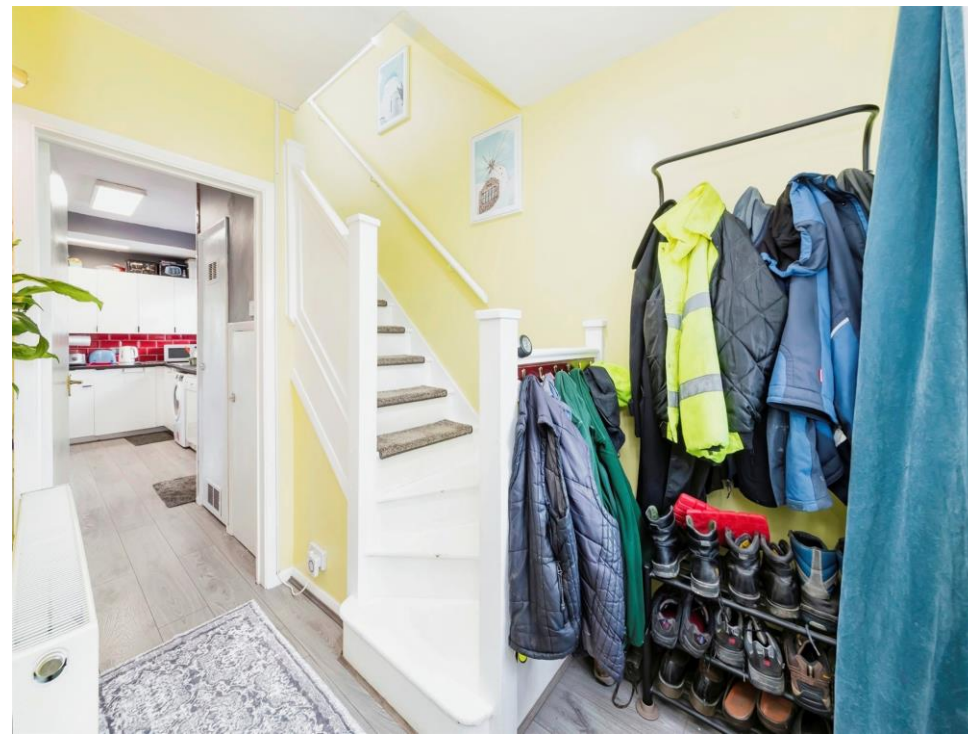
Front/ Side Garden

Path leading to the front door with a selection of beautiful shrubs and mature trees. To the side of the property there are double wooden gates leading to a block paved driveway with parking for 3/4 cars, three storage sheds, a further wooden gate leading to the rear garden, outside tap, and fenced borders.

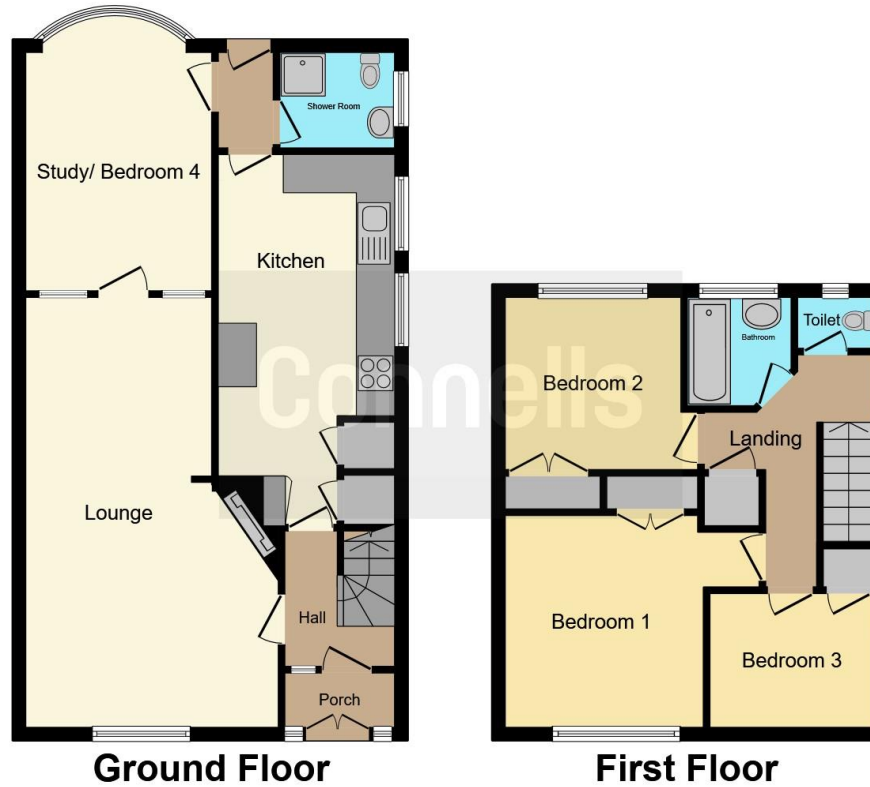
Rear Garden

Brick steps leading to a secluded patio seating area, with a well-established section of shrubs as well as apple and blackcurrant trees, and fenced borders.









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/COP403939

directions to this property:

Travelling from our agent's office in Copthorne Bank in an easterly direction, turn right in to Meadow Approach, continue down to the T- junction turn left continue along, and the property is at the end on the left 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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