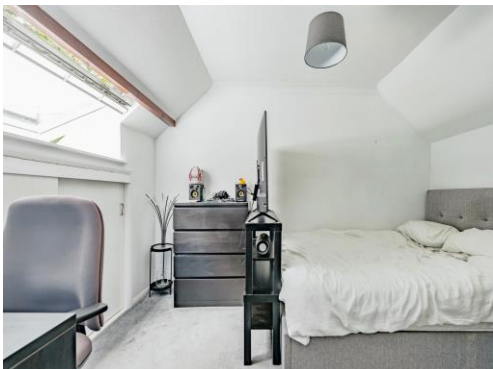




Connells

Lashmere
Cophorne



Property Description

A well-presented four-bedroom family home located in the popular village of Cophorne.

The ground floor comprises: a good sized kitchen breakfast room, an airy and spacious lounge/dining room situated to the rear of the property and with double doors giving access to the conservatory at the rear - a great space for entertaining. Also, on the ground floor there is a W.C., and a utility room to the rear of the garage. Access to the garage from the house from the hallway.

On the first floor there are four bedrooms, three of them being doubles and a family bathroom.

The garden to the rear is of a good size and there is a garage and parking to the front.

This property must be seen to appreciate the size and location.

Entrance Porch

Double glazed door to front, coconut matting, and door to hall.

Entrance Hall

Door to porch, under stairs cupboard, radiator, laminate flooring, and pedestrian door to garage. Carpeted stairs leading to the first floor.

Cloakroom

Double glazed window to side, low level W.C, wash hand basin, chrome 'ladder' style towel rail, and laminate flooring.

Kitchen/Breakfast Room

A fitted kitchen with a range of base and eye-level units, one-and-a-half bowl sink/drainers with work-surfaces surrounding, integrated NEFF double electric oven, integrated gas hob with stainless steel cooker hood over, integrated fridge/freezer, integrated dish washer, cupboard housing the boiler, Kardean flooring, breakfast bar. Double glazed window to front.

Utility Room

Base and eye-level units, space and plumbing for washing machine, built-in-cupboard, double glazed window to rear. Double glazed door to rear. Pedestrian door to garage.

Lounge/Dining Room

16' 3" x 15' 11" (4.95m x 4.85m)

An L shaped room with double glazed window to side. Feature fireplace with marble surround. Double glazed sliding doors to conservatory.

Conservatory

Of UPVC construction, under floor heating, Karndean flooring. French doors to rear.

Landing

Airing cupboard, and loft access.

Bedroom One

12' 6" x 9' 5" (3.81m x 2.87m)

Double glazed window to front, built-in wardrobes, radiator, T.V point.

Bedroom Two

9' 4" x 8' 5" (2.84m x 2.57m)

Double glazed window to rear, radiator, T.V point.

Bedroom Three

12' 4" x 11' 1" (3.76m x 3.38m)

Velux window, built-in wardrobes, eaves storage, eaves restricted height, radiator, T.V. point.

Bedroom Four

8' 11" x 6' 5" (2.72m x 1.96m)

Double glazed window rear, and radiator.

Bathroom

Double glazed window to front, panel bath with mixer taps and shower over, vanity wash hand basin with storage under, shaver point,

low level W.C, and part tiled.

Garage

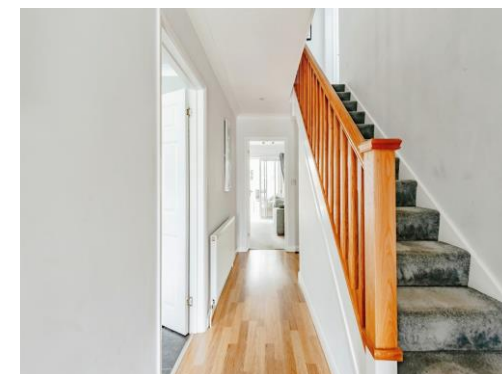
Door to utility room, electric door to front, power, and light.

Front Garden

Artificial grass, pathway to front door. Driveway parking in front of garage. Wooden side gate leading to the rear garden.

Rear Garden

Fenced borders, patio area, two patio areas, mainly laid with artificial grass, mature shrubs, summerhouse, door to utility room and on to garage, and side gate leading to the front of the property.









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

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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.

EPC Rating: D

Tenure: Freehold



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Property Ref: COP403975 - 0004