



Connells

The Lindens Church Road
Cophorne



Property Description

This spacious two-bedroom detached bungalow, offered for sale with no onward chain, occupies a very private plot in the heart of the village.

The property features a large, light-filled dual-aspect lounge and dining room, creating an inviting space for relaxation and entertaining. The well-presented fitted kitchen opens into a conservatory, currently used as a dining room, which overlooks the lovely, private, and mature rear garden. In addition to the main living areas, the bungalow includes a study, a cloakroom, and a family bathroom complete with both a separate shower and bath. Both double bedrooms come with built-in wardrobes, offering ample storage. The garage has been partially converted, with a cloakroom added to the rear for convenience.

The south-facing garden is a highlight of the property, featuring a patio area, a formal garden, and a section at the back that was once used for growing vegetables and fruit. The garden also includes a greenhouse and a large shed, adding to the property's charm and practicality.

Porch

Double glazed door to the front with double glazed windows either side, and tiled flooring.

Lounge/ Dining Room

27' 7" max x 23' 6" max (8.41m max x 7.16m

max)

L shaped spacious lounge, triple aspect with double glazed window to the front and double-glazed windows to either side, feature electric fireplace, alcove shelving, and radiator.

Kitchen

11' 9" x 10' 9" (3.58m x 3.28m)

A fitted kitchen with white base and eye level units with under unit lighting, one-and-a-half bowl sink with drainer, work surfaces surrounding, tiled splashbacks, electric cooker/hob with stainless steel hood over, space and plumbing for washing machine, integrated fridge freezer, radiator, spotlights, tiled flooring, and double glazed window to the rear.

Conservatory

13' 3" x 10' 6" (4.04m x 3.20m)

UPVC frame with double glazed windows surrounding and double-glazed patio doors leading to the rear garden, radiator, and tiled flooring.

Bedroom One

14' 1" x 12' 9" (4.29m x 3.89m)

Double glazed window to the front, two double built-in-wardrobes, radiator, and access to the study and rear garden.

Bedroom Two

12' 6" x 12' 3" (3.81m x 3.73m)

Double glazed window to the front, built-in-furniture with two separate double built-in-wardrobes and vanity table/draws, and radiator.

Storage

15' 5" max x 9' 7" (4.70m max x 2.92m)

Large storage area/potential to be a walk-in-wardrobe, laminate flooring, spotlights, and wall mounted boiler.

Bathroom

Frosted double glazed window to the rear, corner panel bath with mixer tap and hand shower, low level W.C., vanity wash hand basin with storage under, corner shower cubicle with tiled walls and shower over, tiled walls, extractor fan, radiator, and spotlights.

Study

5' 4" max x 5' 3" max (1.63m max x 1.60m max)

Double glazed window to the rear, double glazed pedestrian door to the rear garden, radiator, and tiled flooring.

Cloakroom

Low level W.C., wash hand basin, tiled walls, tiled flooring.

Front Garden

Block paved driveway for several cars and

access to the garage, area laid to lawn with shrubs and mature trees.

Rear Garden

Large paved patio, mainly laid to lawn with mature shrubs and mature tree lined borders, large shed, path leading to the 'secret garden' area with vegetable patches and a greenhouse.









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 on Copthorne Bank, head east on Copthorne Bank towards Roffey's Close, turn right on to Borers Arms Road, turn right onto Church Road. Drive towards the Green and then turn left onto The Lindens, bear right. The property is located on the left hand side.

EPC Rating: E

Tenure: Freehold



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