



Connells

Oak Close
Cophorne

Oak Close Cophorne RH10 3QT

for sale offers in excess of
£425,000



Property Description

Offered for sale with NO ONWARD CHAIN

Located in a desirable village location, this spacious three-bedroom semi-detached house offers comfortable family living with versatility.

The property boasts two bright reception rooms, a converted loft room ideal as storage or a home office.

Further benefits include a well-maintained private rear garden, garage and off-road parking, and close proximity to local amenities, schools, and transport links.

This home offers the perfect blend of village charm and practical living. Arrange your viewing today.

Entrance Hall

Double glazed door to the front, frosted double glazed window to the side, under stairs cupboard, carpeted stairs leading to the first floor, and radiator.

Lounge

12' 9" x 11' 4" (3.89m x 3.45m)

Double glazed window to the front, radiator, and sliding doors leading to:

Dining Room

11' 8" x 8' 7" (3.56m x 2.62m)

Double glazed sliding patio doors to the rear, and radiator.

Kitchen

11' 8" x 8' 8" (3.56m x 2.64m)

A Fitted kitchen with a range of base and eye-level units, stainless steel sink with one-and-a-half bowls and drainer, worktops surrounding, tiled splash backs, breakfast bar, integrated electric oven, integrated 4-ring gas hob with stainless steel cooker hood over, space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler, and tiled flooring. Double glazed window to rear, double glazed pedestrian door to the side.

Landing

Frosted double glazed window to the side, airing cupboard, and carpeted stairs leading to the second floor.

Bedroom One

12' 8" x 9' 8" (3.86m x 2.95m)

Double glazed window to the front, and radiator.

Bedroom Two

11' 8" x 11' 4" max (3.56m x 3.45m max)

Double glazed window to the rear, and radiator.

Bedroom Three

7' 5" x 7' 8" (2.26m x 2.34m)

Double glazed window to the front, and radiator.

Bathroom

Frosted double glazed window to the rear, panel bath with shower and screen, wash hand basin, tiled walls, extractor fan, 'ladder' style towel radiator, and wooden flooring.

Toilet

Frosted double glazed window to the side, low level W.C., and wooden flooring.

Second Floor

Loft Room

13' 3" x 13' 7" max (4.04m x 4.14m max)

Two double glazed velux windows to the rear, access to eaves storage, and wooden flooring.

Storage

13' 5" x 3' 6" (4.09m x 1.07m)

Double glazed velux window to the rear, and wooden flooring.

Garage

Accessed via a shared drive and situated to the side/rear of the property, up and over door to the front, window to the side, power and light.

Front Garden

Driveway parking to the front for one, area

laid to lawn, access to the garage and one further parking space.

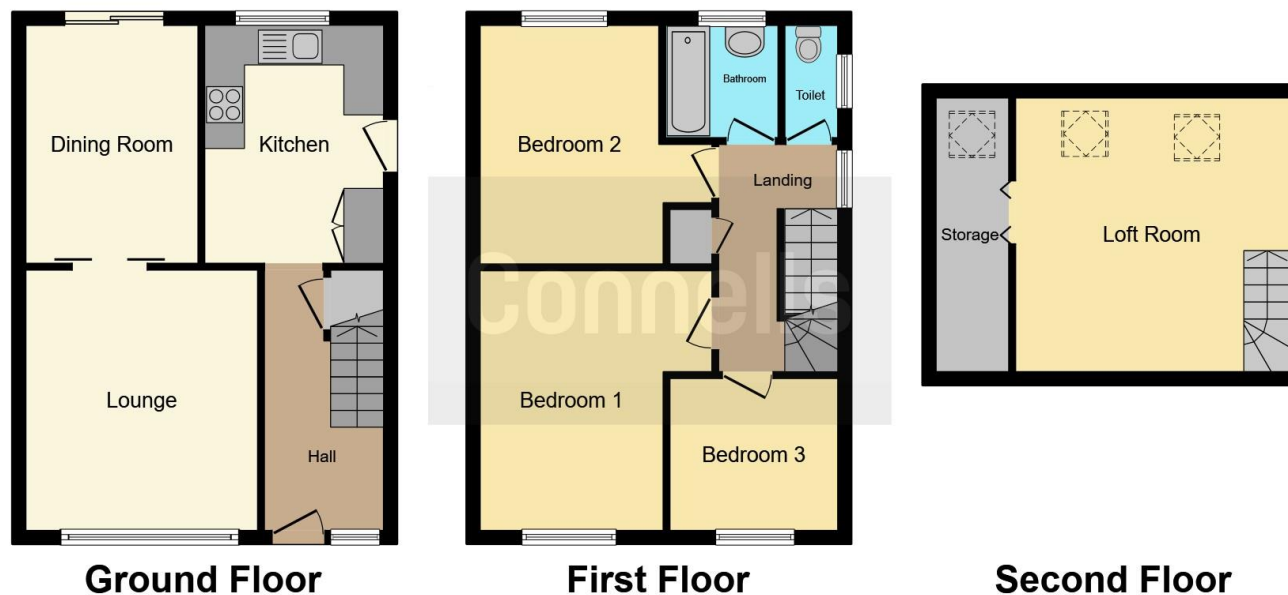
Rear Garden

Decking area leading to the patio, mainly laid to lawn, fenced borders, and side gate accessing the garage and 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

To view this property please contact Connells on

T 01342 717 727
E cophorne@connells.co.uk

4 Copthorne Bank
 COPTHORNE RH10 3QX

Directions to this property:

Travelling from the agent's office in Copthorne Bank in a westerly direction and turn left into Brookhill Road. Take the first right into Westway, continue along and take the first right into Oak Close and you will find the property on the left-hand side.

EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/COP402092



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COP402092 - 0003