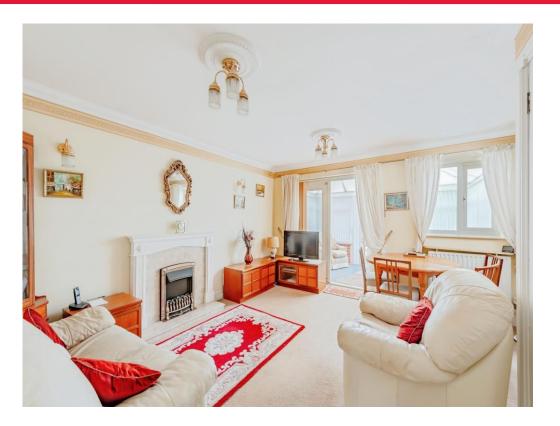


## St. Francis Gardens Copthorne

# Connells

## St. Francis Gardens Copthorne RH10 3JS





### **Property Description**

Nestled in a sought-after cul-de-sac in Copthorne Village, this well presented threebedroom end of terrace house offers spacious accommodation ideal for families or first-time buyers, looking to add their own stamp to the property.

The property boasts a generously sized living room that flows seamlessly into a bright conservatory, perfect for relaxing or entertaining. A fitted kitchen and a convenient ground floor cloakroom add to the home's practicality.

Upstairs, there are two well-proportioned double bedrooms, and a single bedroom, as well as a family bathroom.

Outside the private rear garden provides a tranquil retreat while off-street parking to the front ensures added convenience.

While some updating is required, the property presents a fantastic opportunity to create a comfortable home in a great village location. Offered with NO ONWARD CHAIN this opportunity is not to be missed- early viewing is recommended.

#### Entrance

Wooden door to the front, cupboard, radiator, and carpeted stairs leading to the first floor.

#### Cloakroom

Low level W.C., wash hand basin, extractor fan, and fuse box.

#### **Kitchen**

#### 8' 4" x 8' 7" ( 2.54m x 2.62m )

Fitted kitchen with a range of white base and eye-level units, work surface surrounding, stainless steel sink with drainer, tiled splash backs, integrated electric oven, 4 ring gas hob with cooker hood over, integrated fridge/freezer, space and plumbing for washing machine, radiator, wall mounted boiler, spotlights, and wooden flooring. Double glazed window to the front.

#### Living Room/Diner

#### 14' 4" x 14' 8" ( 4.37m x 4.47m )

Double glazed French patio doors to the rear, double glazed window to the rear, electric feature fireplace, wall lights, understairs cupboard, and two radiators.

#### Conservatory

#### 8'9" x 13'9" (2.67m x 4.19m)

UPVC frame, with double glazed windows surrounding and French Patio doors to the rear accessing the garden.

#### Landing

Airing cupboard, and loft access.

#### **Bedroom One**

#### 11' 3" x 8' 1" ( 3.43m x 2.46m )

Double glazed window to the rear, built-inwardrobe with sliding mirrored doors, and radiator.

#### **Bedroom Two**

9' 8" x 8' 1" ( 2.95m x 2.46m ) Double glazed window to the front, and radiator.

#### **Bedroom Three**

7' 4" x 6' 4" ( 2.24m x 1.93m ) Double glazed window to the rear, and radiator.

#### Bathroom

Frosted double glazed window to the front, low level W.C., panel bath with hand shower attachment, hand wash basin, extractor fan, and radiator.

#### **Front Garden**

Covered porch with light and bin store space. Gate located to the side of the property to access the rear garden. Parking is located directly to the front.

#### **Rear Garden**

Large patio area, shrubs surrounding, fenced borders, and side gate with access to the front of the property.

#### **Agent Notes:**

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.











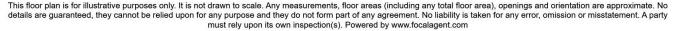






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To view this property please contact Connells on

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

4 Copthorne Bank COPTHORNE RH10 3QX

#### Directions to this property:

From our office on Copthorne Bank continue in an easterly direction turning right in to Borers Arms Road, take the next turning on your left-hand side into St Francis Gardens, you will come to a T-junction take the left hand turning, the property can be found on the left-hand side.

EPC Rating: D Council Tax Band: D

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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