



**Connells**

Heather Close  
Cophorne Crawley



# Heather Close Cophorne Crawley RH10 3PZ

for sale guide price  
**£425,000**



## Property Description

This fantastic extended three-bedroom house is located within Cophorne Village with easy access to local shops, schools and transport links, making it perfect for many.

Inside, once you walk through the front door you will be impressed with the amount of space and light this home offers. There are two floor to ceiling built in cupboards with shelving ideal for storage and shoes.

The ground floor features a good size living room to front with a large, double-glazed window looking out onto Heather Close.

At the rear there is a fantastic wrap around extension with kitchen area consisting of modern units at eye and level leading to a dining section and snug area perfect for family living. Access to the garden can be gained from here via double glazed patio doors.

To finish off the ground floor there is a useful shower room with shower unit, W.C and wash hand basin.

Upstairs on the first floor there is a modern fitted bathroom, three bedrooms two double bedrooms both with large, double-glazed windows and single bedroom which looks out onto Heather Close.

Outside the enclosed low maintenance rear garden has a paved patio area leading to an artificial lawn. Idea to use all year round with minimal maintenance.

Our seller has recently had the property updated and had a new boiler installed.

Another big benefit of this home is a useful garage en-bloc within moments of the house.

## Entrance Hall

## Shower Room

## Living Room

14' 4" x 11' 3" ( 4.37m x 3.43m )

## Kitchen/Snug/Diner

16' 3" x 13' 4" ( 4.95m x 4.06m )

## Landing

## Bedroom 1

11' 8" x 10' 2" ( 3.56m x 3.10m )

## Bedroom 2

12' 11" x 11' 8" ( 3.94m x 3.56m )

## Bedroom 3

8' 8" x 7' 9" ( 2.64m x 2.36m )

## Bathroom

## Garage

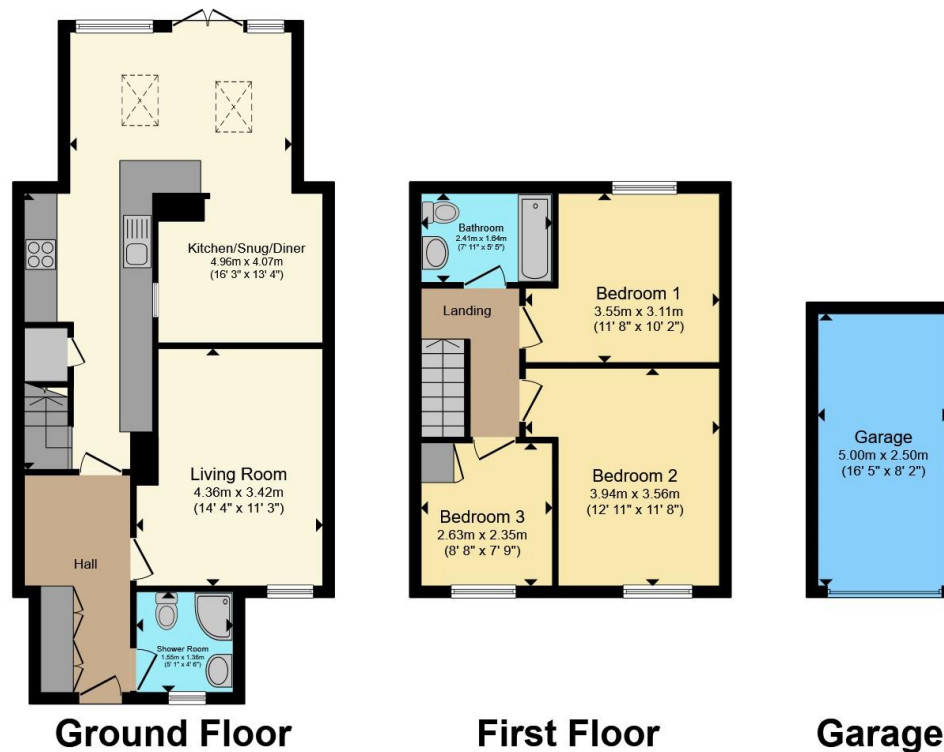












Total floor area 109.9 m<sup>2</sup> (1,183 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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COPTHORNE RH10 3QX

EPC Rating: Awaited  
Council Tax Band: D

Tenure: Freehold

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