





Property Description

This fantastic extended three-bedroom house is located within Copthorne 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

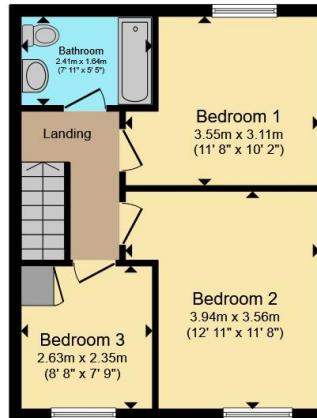




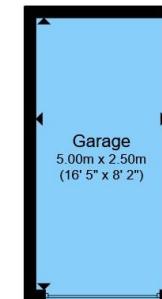




Ground Floor



First Floor



Garage

Total floor area 109.9 m² (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

Connells

To view this property please contact Connells on

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

4 Copthorne Bank
 COPTHORNE RH10 3QX

EPC Rating:
 Awaited

Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/COP404301



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: COP404301 - 0003