



Connells

Oak Close
Cophorne

Oak Close Cophorne RH10 3QT

for sale offers in excess of
£350,000



Property Description

This charming mid-terrace property, built in 2016 by Alfred Budgen, a well renowned local builder, boasts two double bedrooms, a good-sized garden and parking. The well-appointed fitted kitchen features an array of integrated appliances, making this property very convenient and easy to live in. The ground floor includes Karndean flooring, which adds a touch of luxury, and the underfloor heating creates a comfortable living space.

The first floor has radiator heating, providing warmth and comfort on cooler days. The white fitted bathroom suite includes a heated towel rail, making this property perfect for a busy family's lifestyle.

The property's garden is a good size and provides a beautiful and relaxing green space to relax or entertain family and friends during the warmer months. The well-designed, low-maintenance garden is perfect for those who enjoy outdoor living but don't want to spend all their time maintaining it.

Overall, this mid-terrace property is perfect for a small family or a couple looking for a cozy and convenient home. The Karndean flooring, underfloor heating, and integrated appliances add a touch of luxury, resulting in a perfect blend of comfort, style, and practicality.

Entrance Hall

Entrance door to front.

Hallway

Karndean flooring with under floor heating.

Kitchen

13' 10" x 6' 2" (4.22m x 1.88m)

Double glazed window to front, a fully fitted kitchen with furniture by Symphony Kitchens in a matt cream finish with stainless steel handles and under unit lighting. Copper slate effect worksurfaces with matching upstands, stainless steel sink with worksurfaces surrounding, stainless steel Hotpoint electric single oven and Hot point hob with stainless steel splashback, extractor hood, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, Karndean flooring.

Lounge / Dining Room

16' 5" x 13' 7" (5.00m x 4.14m)

Double glazed French doors to rear with glass side panels, Karndean flooring with under floor heating, BT and TV/FM points.

Cloakroom

Double glazed window to front, low level w.c., wash basin, Karndean flooring with under floor heating.

Landing

Airing cupboard housing gas fired condensing boiler, radiator.

Bedroom One

11' 2" x 13' 7" (3.40m x 4.14m)

Double glazed window, radiator, BT and TV/FM points.

Bedroom Two

9' 4" x 13' 7" (2.84m x 4.14m)

Double glazed window to front, radiator.

Bathroom

Contemporary white bathroom suite with chrome taps and thermostatic shower control, splashbacks behind basin and tiling around the bath, white vanity furniture, tiled flooring, chrome towel radiator, extractor fan, downlighters.

Parking

The property benefits from parking to the front.

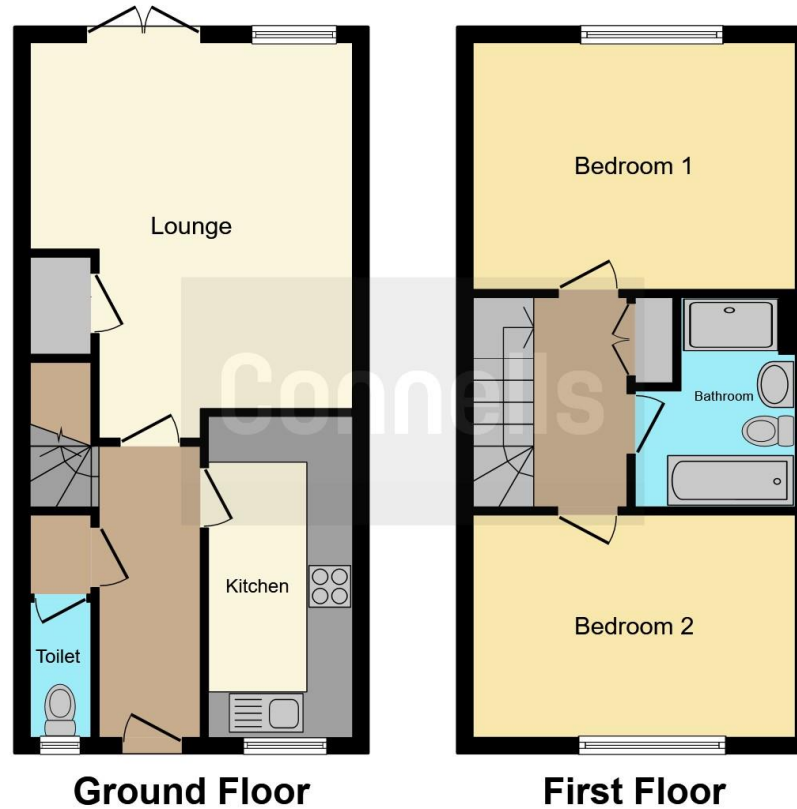
Rear Garden

Fenced borders, laid to lawn, patio area, outside tap, shed, rear gate.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/COP403275

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, follow the road around and the property is located on the right hand side.

EPC Rating: B

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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