



**Connells**

Copthorne Road  
Felbridge EAST GRINSTEAD



## Property Description

A particularly beautiful three double bedroom detached bungalow, situated on a generous plot in Felbridge, East Grinstead.

The property offers ample versatile accommodation to suit a variety of needs and should be viewed to appreciate the properties full potential! The property is approached via an electronic gated entrance creating an element of grandeur. Internally, the property benefits from an entrance porch and entrance hall giving access to all rooms within the property. There is a stunning lounge/diner to the rear with patio doors to the rear, flooding the room with light. There is also a well maintained kitchen, offering ample work top and storage space with access onto a convenient utility / store room to the rear. The master bedroom is situated to the front of the property and benefits from built in wardrobes with sliding mirrored doors and an air conditioning unit. There are two further good sized bedrooms and a modern family bathroom offering both bath and shower facilities. Externally, the property boasts a large paved driveway to the front with an electric car charging point and a garage with an electron up and over door. Whilst to the rear there is a beautiful rear garden which is laid to lawn with a patio area. Located in this sought after residential location, there is easy access to both East Grinstead town centre and a range of local shops, pubs and Ofsted rated schools.

## Front

Paved driveway with electric gates and electric car charging point. Border of mature shrubs and bushes.

## Entrance Porch

Leading to.

## Entrance Hall

Door to all rooms, fitted carpet, power points and radiator.

## Lounge/diner

23' 6" x 11' 1" ( 7.16m x 3.38m )

Windows to side and patio doors to rear, TV point, and air conditioning unit. Fitted carpet, power points and radiator.

## Kitchen

10' 8" x 11' 8" ( 3.25m x 3.56m )

Window to side. A range of base and wall mounted units, stainless steel sink top and drainer. Electric oven, electric hob and extractor fan overhead. Built in fridge and built in freezer and plumbing for washing machine. Built in storage cupboards, laminate flooring and power points.

## Utility Room

5' 9" x 9' 8" ( 1.75m x 2.95m )

Windows to side and rear and door to rear garden. A range of base and wall mounted units, plumbing for both washing machine and tumble dryer. Power points.

## Bedroom One

15' 4" x 12' 5" ( 4.67m x 3.78m )

Window to front, built in wardrobes with sliding doors and air conditioning unit. TV point, fitted carpet, power points and radiator.

## Bedroom Two

11' 2" x 14' 1" ( 3.40m x 4.29m )

Window to front, fitted carpet, power points and radiator.

## Bedroom Three

9' 9" x 8' 9" ( 2.97m x 2.67m )

Window to side, fitted carpet, power points and radiator.

## Family Bathroom

Windows to side. Low level WC, wash hand basin and panelled bath with mixer taps and shower attachment. Double width walk in shower unit with shower overhead. Heated towel rail, part tiled walls and laminate flooring.

## Rear Garden

Laid to lawn with patio area, and a border of mature shrubs and bushes

## Garage

Electric up and over door, and door to rear garden. Internal electrics.

## Parking

Driveway to front









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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**EPC Rating: D**

**view this property online [connells.co.uk/Property/EGR404366](http://connells.co.uk/Property/EGR404366)**

Tenure: Freehold



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