



**Copthorne Road, Felbridge**  
Guide price £650,000 - £700,000

**MANSELL  
McTAGGART**  
Trusted since 1947

A well presented and spacious, three double bedroom semi detached family home, which is ideally situated within walking distance to local schools and amenities. The property offers nearly 1,800 Sq ft of living space and benefits from driveway parking and a generous rear garden. The property is being offered to the market with no onward chain!

The living accommodation briefly comprises: entrance hall with understairs cupboard; downstairs cloakroom with a WC and wash hand basin; dual aspect 26ft living/dining room with a feature fireplace, bay window to the front and French doors to the study; study with Parquet flooring and Bi-fold doors to the rear garden. A kitchen/breakfast room which has a fitted kitchen with a range of wall and base level units, stacked electric ovens, 4 gas ring hob and back door access to the rear garden, concludes the ground floor.

The first floor consists of a landing with an airing cupboard and loft hatch access; master bedroom with fitted wardrobes; dual aspect double guest bedroom; family bathroom with a WC, wash hand basin and bath; modern second family bathroom with a WC, wash hand basin, bath and walk in shower. A further dual aspect double bedroom completes the living accommodation.



- Semi detached family home
- Three double bedrooms



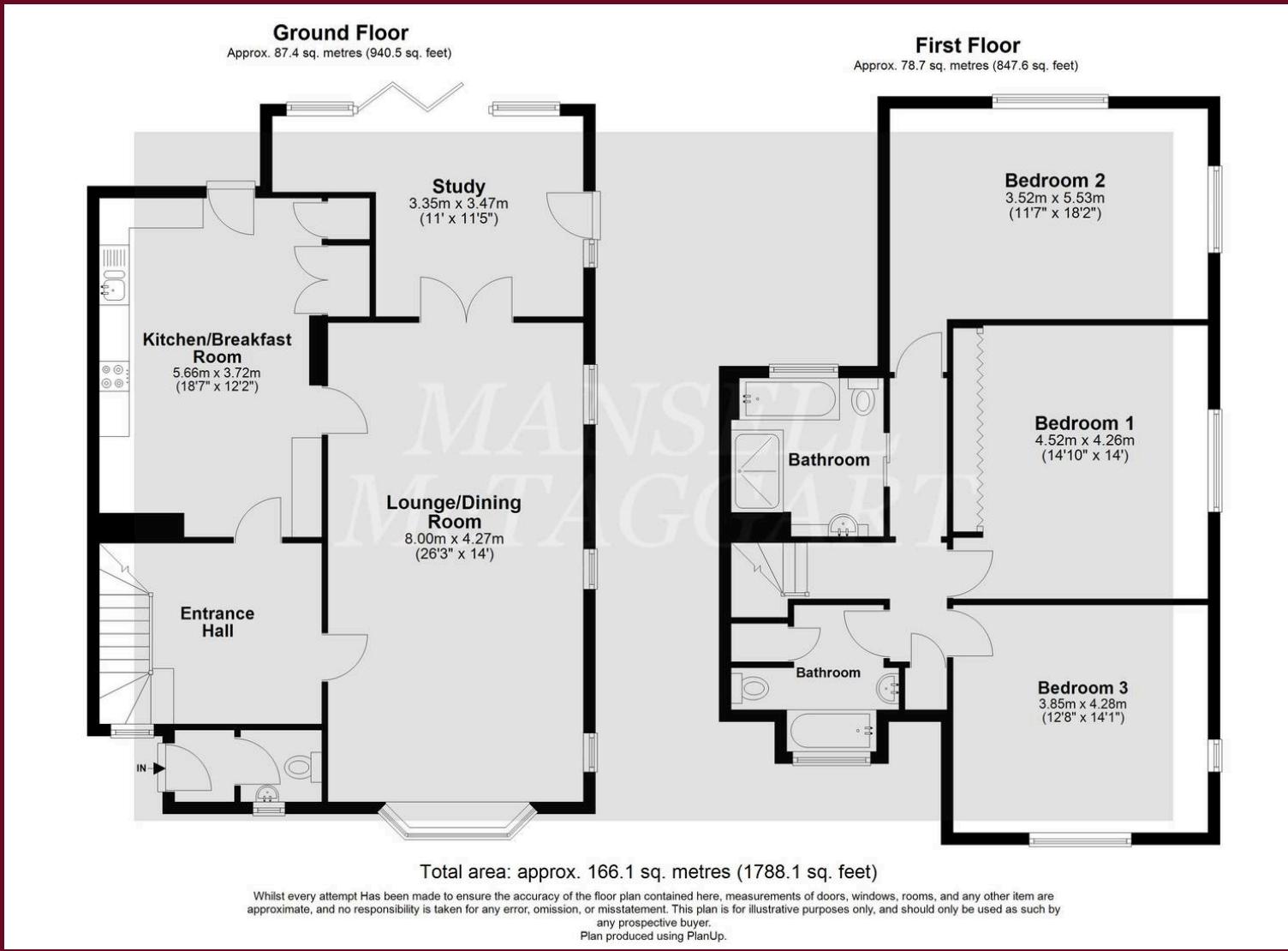
## Copthorne Road

Felbridge

Externally, the property benefits from a driveway for several cars and a well maintained laid to lawn front garden. Side access leads to the mainly laid to lawn rear garden with a large covered patio seating area abutting the rear of the property. A variety of hedges and shrubs provide privacy and seclusion to the garden. Council Tax band: G

Tenure: Freehold

- Semi detached family home
- Three double bedrooms
- Two bathrooms and a downstairs cloakroom
- Nearly 1,800 Sq ft of living space
- Well presented
- Driveway parking
- Well proportioned front and rear gardens
- Scope to extend subject to planning permission
- Walking distance to local schools and amenities
- No onward chain!



## Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

[eastgrinstead@mansellmctaggart.co.uk](mailto:eastgrinstead@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/eastgrinstead/](http://www.mansellmctaggart.co.uk/branch/eastgrinstead/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.