



Brookside, Copthorne

In Excess of £450,000

**MANSELL
McTAGGART**
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Brookside, Copthorne

- 3 Bedroom semi-detached family home
- Well kept, good condition throughout
- Garage included and driveway
- Popular village location
- Good size east facing garden
- Functional open fireplace in the living room
- Conservatory to the rear
- Council Tax Band 'D' and EPC 'D'

Here at Mansell McTaggart, we are thrilled to present this charming 3-bedroom semi-detached family home, nestled in the highly desirable area of Copthorne.

As you step through the front door, you are welcomed into a bright and inviting hallway with convenient downstairs storage. To your right, the cozy living room beckons, offering ample space for a 3-person sofa and an armchair, making it the perfect spot to unwind. The room features a delightful open fireplace, adding a touch of warmth and character, while a large window gives the space in natural light and offers a pleasant view of the front.

The flow of the home takes you seamlessly into the dining room, which comfortably accommodates a 6-person table—ideal for family meals and entertaining. Adjacent to this is the conservatory, a tranquil space to relax while enjoying views of the garden.





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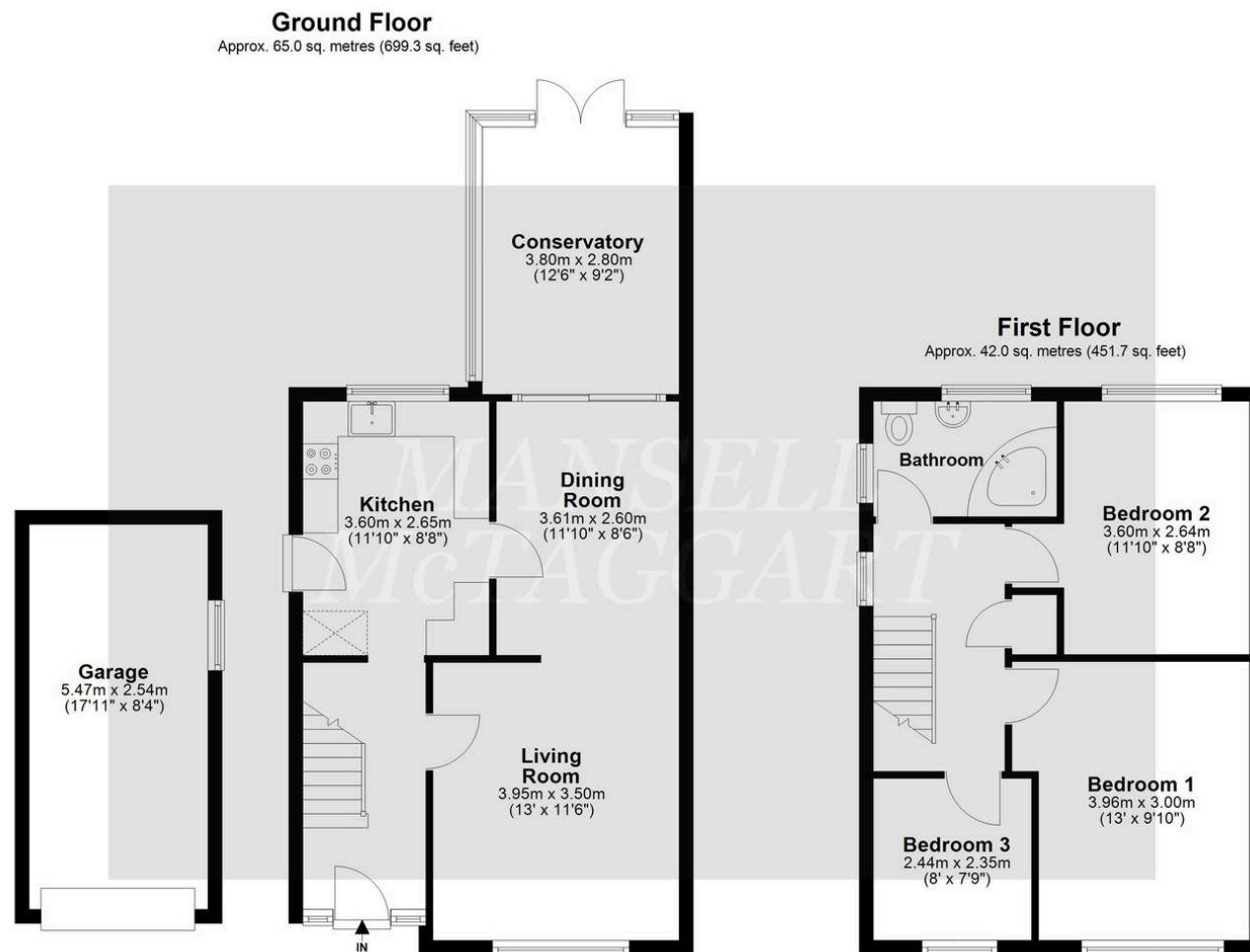
At the rear of the property, is the spacious kitchen is a true delight, boasting ample storage and generous worktop space, perfect for culinary endeavours. It is equipped to house all your essential appliances, and the back door provides easy access to the garden, creating a natural extension of your living space.

Upstairs, you will find three well-proportioned bedrooms. The master bedroom, with view over the front, and the second bedroom, overlooking the garden, are both spacious doubles. The third bedroom offers versatility—it can comfortably fit a double bed or serve as a generous office space. The family bathroom is tiled and features a bath with a shower attachment. A handy airing cupboard in the hallway houses the newly installed combi boiler, and the loft is easily accessible via a hatch and ladder, offering additional storage with its boarded flooring.

Outside, the east-facing private garden, perfect for morning sunshine and outdoor enjoyment. The garage is conveniently located at the rear, accessed via a shared driveway, with a gate leading directly into the garden. The extended driveway provides additional parking, making this home as practical as it is charming.

Internal viewings are highly recommended to fully appreciate the comfort, style, and convenience this property has to offer.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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