



Copthorne Bank, Copthorne

Guide Price £650,000 – £675,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- An attractive and well-designed three-bedroom detached bungalow
- Set on a larger-than-average plot with large frontage and enormous scope for further enlargement (STPP)
- Entrance hall-Living room-Kitchen/breakfast room-Garden room
- Three good-sized bedrooms-Bathroom
- Garage - Off-street parking for numerous cars- Large West-facing rear garden
- Council Tax Band 'E' and EPC 'D'

An attractive and well-presented three-bedroom detached bungalow, offering excellent potential for modernisation and extension (subject to planning permission). The property occupies a generously sized plot, set back from the main road, and provides a high degree of privacy.

To the front, there is a substantial driveway offering off-street parking for multiple vehicles, along with a single garage featuring an up-and-over door. The front garden is mainly laid to lawn, complemented by well-stocked flower beds and mature hedging, with side access on both sides leading to the rear garden.

Internally, a glazed door opens into a welcoming entrance hallway with space for coats and shoes. The bright and spacious living room provides ample room for a range of freestanding furniture. There are three well-proportioned bedrooms, each capable of accommodating king-size beds and offering good storage potential.



MANSSELL
McTAGGART
Trusted since 1947

MANSSELL
McTAGGART
Trusted since 1947

MANSSELL
McTAGGART
Trusted since 1947

MANSSELL
McTAGGART
Trusted since 1947



The family bathroom includes a panel-enclosed bath, WC, and a frosted window to the side. To the rear of the property, the kitchen/breakfast room is fitted with a range of wall and base units, work surfaces, and space for appliances, including a gas oven, fridge freezer, washing machine, and dishwasher.

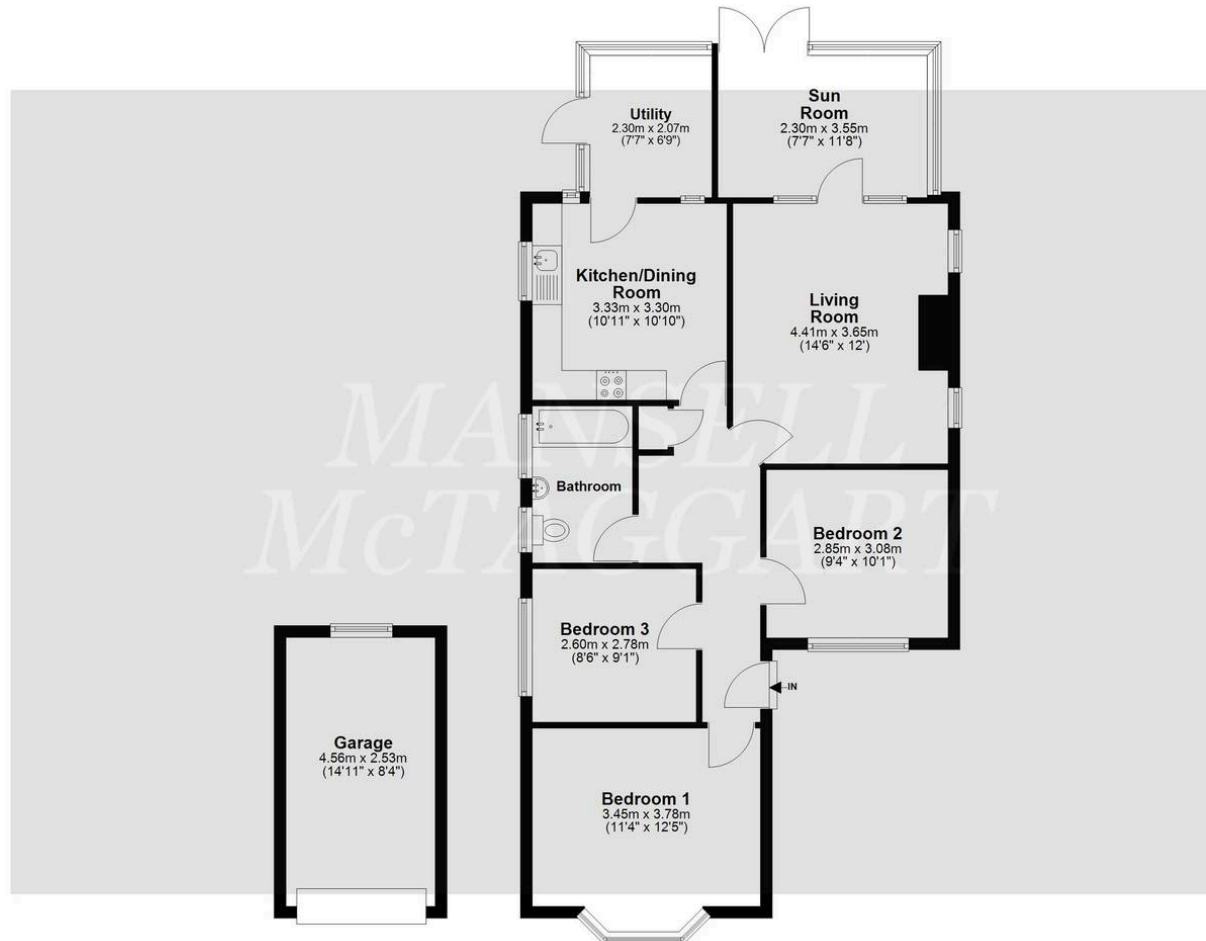
Steps lead from the kitchen into a garden room, which enjoys pleasant views over the attractive west-facing rear garden.

Externally, the rear garden features a patio area adjoining the property, ideal for outdoor entertaining, with the remainder laid to lawn and bordered by mature hedging and trees. There is also a detached garage with light and power.



Ground Floor

Main area: approx. 83.2 sq. metres (895.8 sq. feet)
Plus garages: approx. 11.5 sq. metres (124.1 sq. feet)



Main area: Approx. 83.2 sq. metres (895.8 sq. feet)

Plus garages: approx. 11.5 sq. metres (124.1 sq. feet)

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 buyer.
Plan produced using PlanUp.

Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne – RH10 3QJ

01342 717400

copthorne@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/copthorne/

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.