



Connells

Church Lane
Cophorne



Property Description

A three-bedroom extended semi-detached home offering fantastic potential for modernisation and the opportunity to create a home tailored to your own style and taste.

The property is entered via a bright entrance porch leading into a spacious open-plan living/dining room, providing an excellent space for the whole family. To the rear, the fitted kitchen/breakfast room offers ample storage space, leading through to a separate utility area for added convenience.

Upstairs, there are two generous double bedrooms, both benefiting from fitted wardrobes, alongside a single bedroom and a family bathroom.

Externally, the property offers driveway parking for two cars, with access to the garage and workshop to the rear.

The rear garden has been attractively created with tiered patio areas and raised flower beds, while a substantial purpose-built workshop with power and lighting spans the width of the garden, offering excellent versatility for storage, or home working.

Ideally situated in the heart of Cophorne village, the property is conveniently located close to local amenities, schools, and transport links.

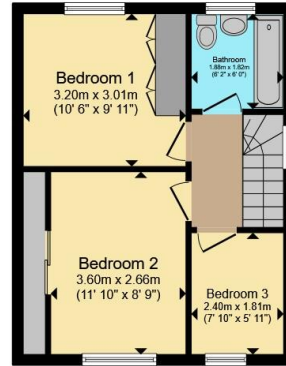




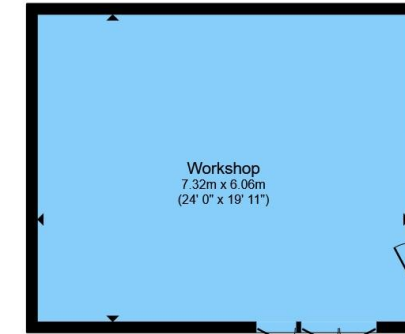
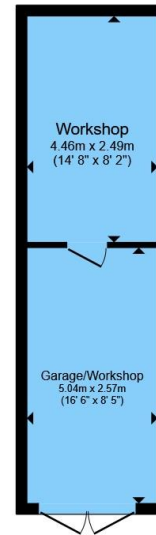




Ground Floor



First Floor



Outbuilding

Total floor area 155.2 m² (1,671 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01342 717 727
E cophorne@connells.co.uk

4 Copthorne Bank
 COPTHORNE RH10 3QX

EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/COP404411



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COP404411 - 0003