



7 Fairway Close

6

Connells

Fairway Close  
Cophorne



### Property Description

A well-presented three-bedroom mid-terrace home, ideally positioned in a quiet close within the sought-after village of Cophorne.

The property offers a spacious and bright living/dining room, as well as a gallery style kitchen providing ample storage and workspace, catering to the whole family.

Upstairs, the accommodation comprises a principal bedroom with built-in-wardrobe, and a further generous double bedroom, and a comfortable single bedroom. These are served by a fitted family bathroom.

Externally, the property benefits from a lovely rear garden-ideal for relaxing or entertaining, as well as a garage en-bloc.

The property is conveniently located with easy access to local schools, amenities, and transport links.

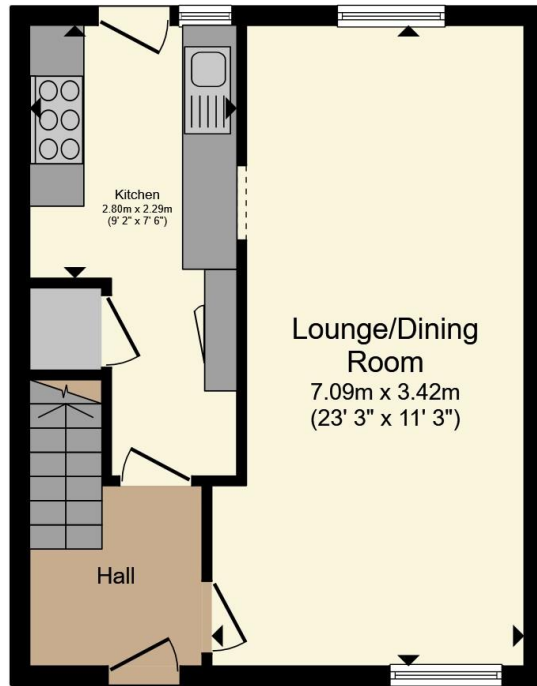
This is an excellent opportunity for families, first-time buyers, or investors alike.



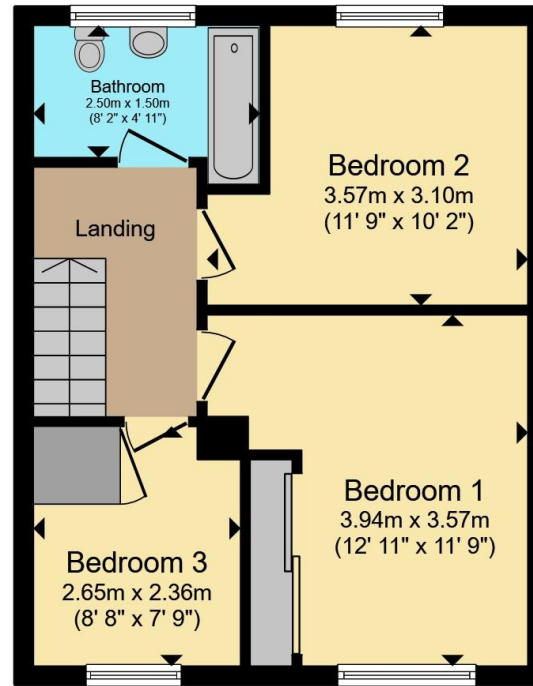








**Ground Floor**



**First Floor**

Total floor area 77.4 m<sup>2</sup> (834 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](http://www.propertybox.io)



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4 Copthorne Bank  
COPTHORNE RH10 3QX

EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/COP403758](http://connells.co.uk/Property/COP403758)**



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.

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