



**Coopers Wood
Handcross, RH17 6HD**

**Guide Price
£425,000 to £450,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
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PROPERTY

A fabulous three-bedroom semi detached house full of character having been extended in the past but with scope for further extension STPP. Modernised in keeping with the character of the building to include a log burner, oak flooring and redecoration throughout. As you walk through the front door you are met with a light and airy porch leading to a spacious modern kitchen which benefits from the beautiful outlook onto the large garden. The living room offers a dual aspect, to the front and rear, and boasts a working log burner. Completing the ground floor accommodation is the modern fitted shower room.

Stairs lead to the first floor with 3 great sized bedrooms and a separate WC. The main bedroom also benefits from built in storage.

OUTSIDE

Approaching the property you are met with ample parking, a newly fitted EV charger and newly laid 'tar & chip' driveway with side-gate access to the rear garden. To the rear, steps lead from the kitchen to a large shingled patio opening up on to a large lawned area with summer house.

LOCATION

Handcross High Street offers a good range of amenities within a few minutes walk, that includes the large Handcross recreation ground, The Red Lion pub and The Handcross Social Club. The High Street also offers a good range of shops including the renowned Handcross Butchers, a community-run hardware store, a café and a newly opened Budgens supermarket. The village also has a doctors surgery, a dentist and both Handcross Primary School and Handcross Park Prep School. The neighbouring towns of Horsham, Crawley and Haywards Heath, all offer extensive shopping and dining facilities, as well as theatres, cinemas and National Rail stations, serving London & the South Coast. In addition, London & Gatwick Airport are a short drive away via Junction 11 of the M23.

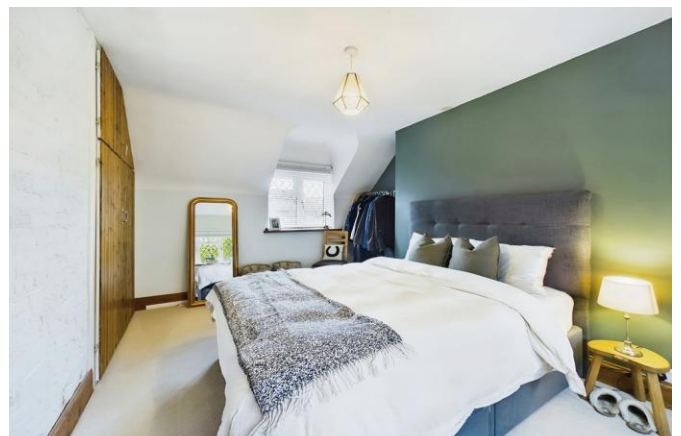
ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band C

Cesspit annual service £22.63

Cesspit annual tankering £29.56





Buses

1 minute walk



Shops

Budgens
0.8 miles



Trains

Balcombe – 4 miles
Crawley – 4 miles



Airport

Gatwick
9.1 miles



Roads

M23
1.9 miles



Sport & Leisure

K2 Leisure Centre – Crawley
2.6 miles
Cottesmore Hotel Golf &
Country Club
2.8 miles



Rental Income

£tbc



Schools

Handcross Primary
Handcross Park School
Holy Trinity CofE
Secondary



Broadband

Up to 67 Mbps

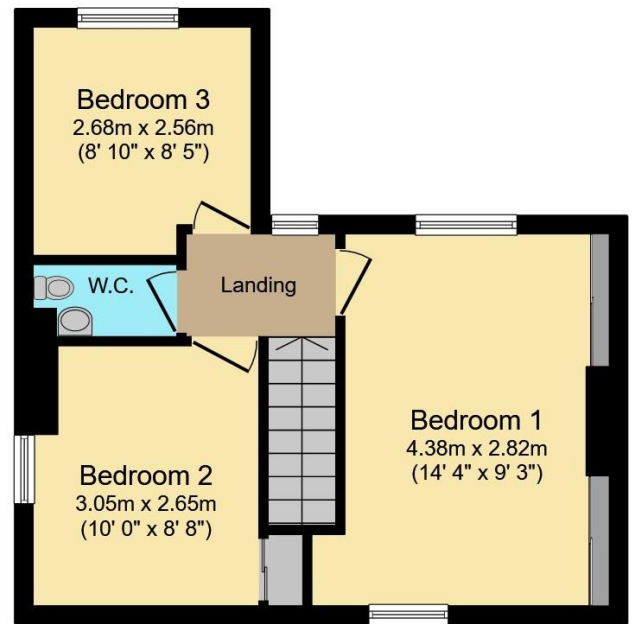


Council Tax

Band C

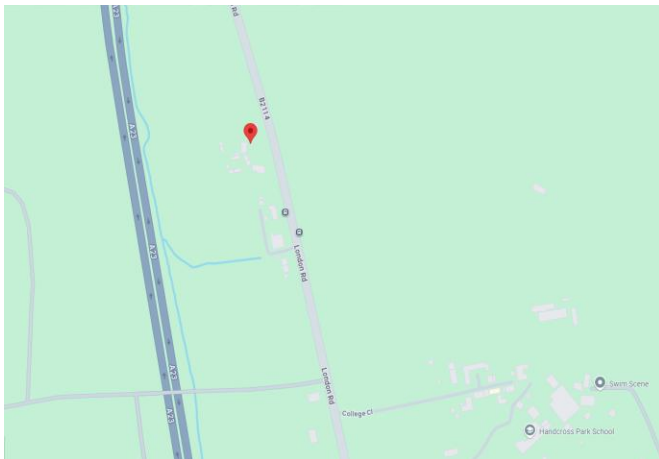


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
900 sq ft / 83.6 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

26 The Broadway, Haywards Heath, West Sussex, RH16 3AL

