



## Mill Lane, Copthorne, Crawley, RH10 3HW

Nestled in the charming village of Copthorne, this delightful three-bedroom detached bungalow on Mill Lane presents a wonderful opportunity for prospective buyers. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two well-appointed bathrooms, convenience and comfort are assured for both residents and visitors alike.

Set on a generous plot, the bungalow features a south-facing rear garden, allowing for ample sunlight throughout the day. This outdoor space is ideal for gardening enthusiasts or those who simply wish to bask in the sun during the warmer months. Additionally, the property offers significant potential for extension, providing the opportunity to create a bespoke living space tailored to your needs.

Off-road parking is another highlight, accommodating multiple vehicles with ease, which is a rare find in such a desirable location. The absence of an onward chain simplifies the buying process, making this property an even more attractive prospect.

In summary, this bungalow in Copthorne is not just a home; it is a canvas for your future. With its prime location, spacious layout, and potential for enhancement, it is a must-see for anyone looking to settle in this picturesque village.

**£725,000 Freehold**

# Mill Lane, Copthorne, Crawley, RH10 3HW



- Detached Bungalow
- Huge Scope for extension
- Excellent size plot
- South Facing Rear Garden
- 3 Bedrooms
- Kitchen & Utility Room
- Off road parking for several cars
- Great Location & Position
- Radiator Heating & Double Glazed Windows
- Double Garage

Entrance Hall

Living Room

16'11" x 13'8" (5.18 x 4.19)

Dining Room / Bedroom 2

12'9" x 12'1" (3.89 x 3.69)

Conservatory

11'11" x 7'11" (3.64 x 2.43)

Kitchen

13'2" x 12'7" (4.03 x 3.86)

Bedroom 1

14'10" x 12'11" (4.53 x 3.96)

En Suite Shower Room

Bedroom 3

12'11" x 10'0" (3.94 x 3.07)

Family Bathroom

Office

4'11" x 4'10" (1.50 x 1.48)

Utility Room

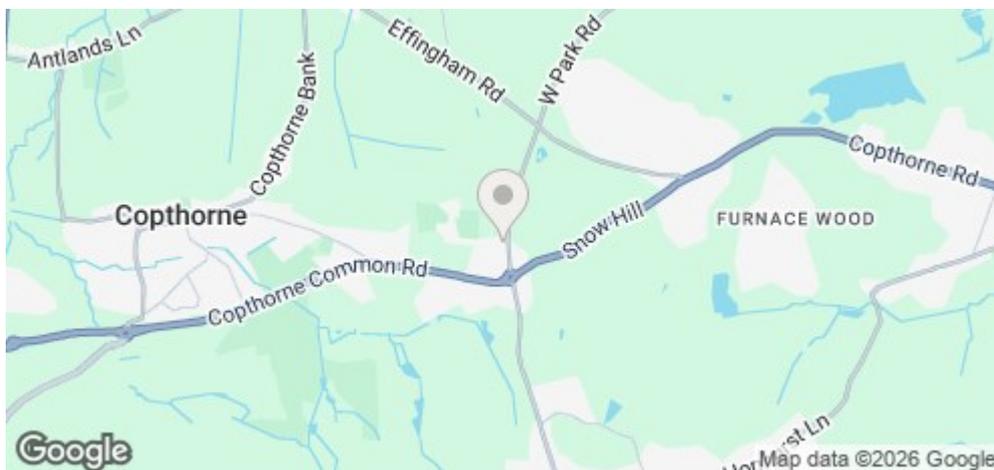
12'8" x 4'2" (3.88 x 1.28)

Outside

Rear Garden

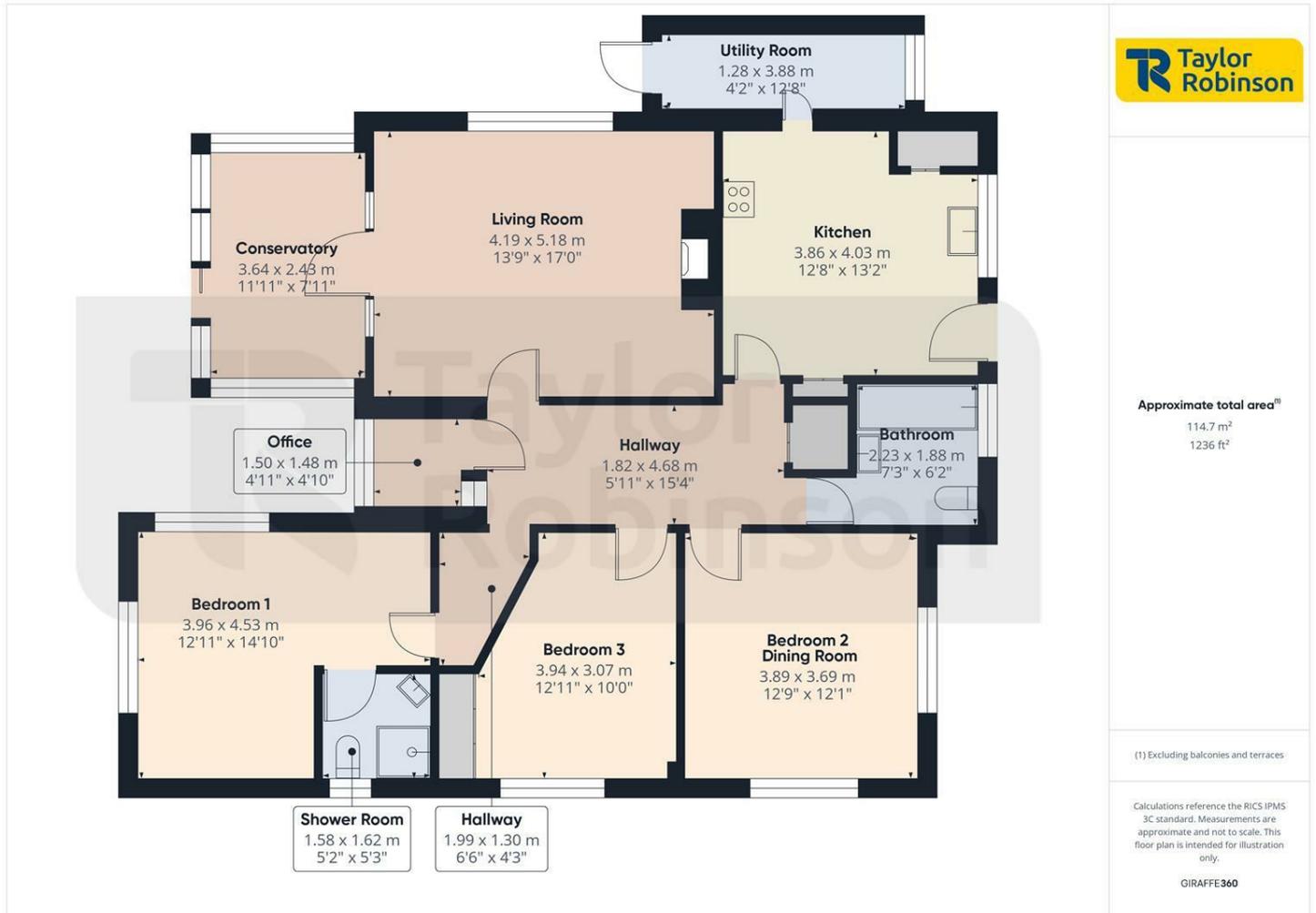
Double Garage

## Council Tax Band:





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE**

**Tel: 01293 552388**

**Email: sales@taylor-robinson.co.uk**

**www.taylor-robinson.co.uk**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	