



Guide Price £500,000 - £525,000

Freehold

T: 01293 531721

The Meadow, Copthorne, Crawley RH10 3RH

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Moore & Partners

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Located in the village of Copthorne is this extended four double bedroom family home which is presented in excellent order throughout. This property offers superb living accommodation with the added benefit of a 21'11" x 12'9" kitchen/breakfast room. No Onward Chain.

Copthorne is a village which has local amenities including the post office, convenience stores, GP, church, public houses, golf club, junior and primary schools. There is access via junction 10 to the M23 motorway leading to Brighton to the south and Gatwick Airport and the M25 motorway to the north. Three Bridges, Crawley and Gatwick stations are the nearest main line stations. For those regular commuters: Three Bridges station provides a fast service to London, taking approximately 37 minutes at peak times to London Victoria or approximately 40 minutes to London Bridge The nearest major town centres are Crawley, East Grinstead and Horsham.

On entering the property, you arrive in the entrance porch which leads nicely through to the entrance hall with stairs to first floor and landing. From the entrance hall a door to the right enters the open plan lounge diner, a door to the left enter bedroom four and a door to the end of the entrance hall enters the kitchen/breakfast room. The open plan lounge area offers very generous floor space for free standing sofas and lounge furniture. The front aspect lounge window provides plenty of natural light and overlooks the front garden. The rear of the lounge area is the open dining area which overlooks the rear garden the sliding patio doors and offers plentiful space for a 6/8-seater dining room table and chairs with floor space for free standing furniture. Located just off the dining area is the downstairs w/c. The superb kitchen/breakfast room is located to the rear of the property with views and direct access into the rear garden. The kitchen is fitted with a lovely modern range of white base and eye level units with work-surface surround and some built in appliances. Open to the kitchen is the spacious breakfast room which provides space for a six-seater table and chairs. Double opening doors provides direct access into the rear garden and the side aspect doors provide access to the side access area a further door provides access into the integral garage. Bedroom four is located off of the entrance hall and provides built in wardrobes.

The first-floor landing provides access to all bedrooms and family bathroom. The super king size master bedroom can easily cater for super king-size bed with additional floor space for free standing furniture. Within the master bedroom there are a full width range of built in wardrobes. Bedroom two and three are generous double bedrooms both offering generous floor space for bedroom furniture. The family bathroom has been re-fitted with a white three-piece suite with a separate shower cubical set against tiled walls.

To the outside there is a lovely rear garden which is level and laid to lawn. The garden is enclosed and provides a good degree and privacy and seclusion. There is a front garden and driveway for two / three cars.



Room Details

Ground Floor

Entrance Porch	5'2" x 3'5" (1.57m x 1.04m)
Entrance Hall	12'1" x 3'11" (3.68m x 1.19m)
Downstairs W/C	
Open Plan Lounge	22'3" x 11'3" (6.78m x 3.43m)
Open Plan Dining Room	10'0" x 9'7" (3.05m x 2.92m)
Kitchen/Breakfast Room	21'11" x 12'9" (6.68m x 3.89m)
Bedroom Four	13'1" x 7'4" (3.99m x 2.24m)
Integral Garage	15'8" x 9'3" (4.78m x 2.82m)

First Floor

Landing	
Master Bedroom	12'0" x 11'2" (3.66m x 3.40m)
Bedroom Two	11'2" x 9'6" (3.40m x 2.90m)
Bedroom Three	11'9" x 8'9" (3.58m x 2.67m)
Family Bathroom	

Outside

Driveway for Two Cars
Rear Garden



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

