



## Brookhill Road, Copthorne

Guide Price £425,000 - £450,000

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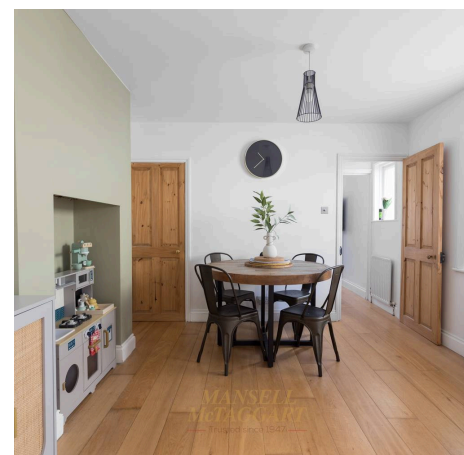


- 3-bedroom semi-detached cottage
- Driveway for two cars with EV charging installed
- New roof
- Modern décor throughout
- Newly installed boiler
- Good size rear garden with side access
- Popular village location
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'D'

Here at Mansell McTaggart, we are delighted to present this charming three-bedroom semi-detached cottage, ideally situated in the heart of Cophthorne village. Boasting off-street parking, stylish modern finishes throughout, and a generous rear garden, this home perfectly combines character and contemporary comfort.

As you step inside, you are welcomed into a bright and inviting living room, complete with attractive wooden flooring and an abundance of natural light. There's ample space for furnishings, along with convenient storage options, making this a relaxing and versatile area for everyday living.

The kitchen and dining area form the heart of the home—a thoughtfully designed space that blends original charm with modern touches. There is plenty of room for a large dining table, making it ideal for entertaining or family meals.







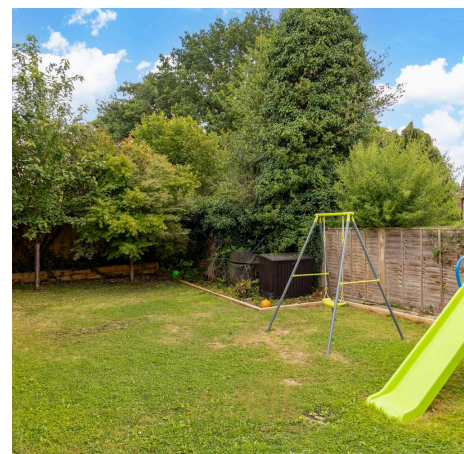
A useful under-stairs cupboard offers additional storage. The kitchen has been updated with contemporary units, tiled flooring, and integrated appliances including a gas hob, double oven, and dishwasher, with space for a washing machine.

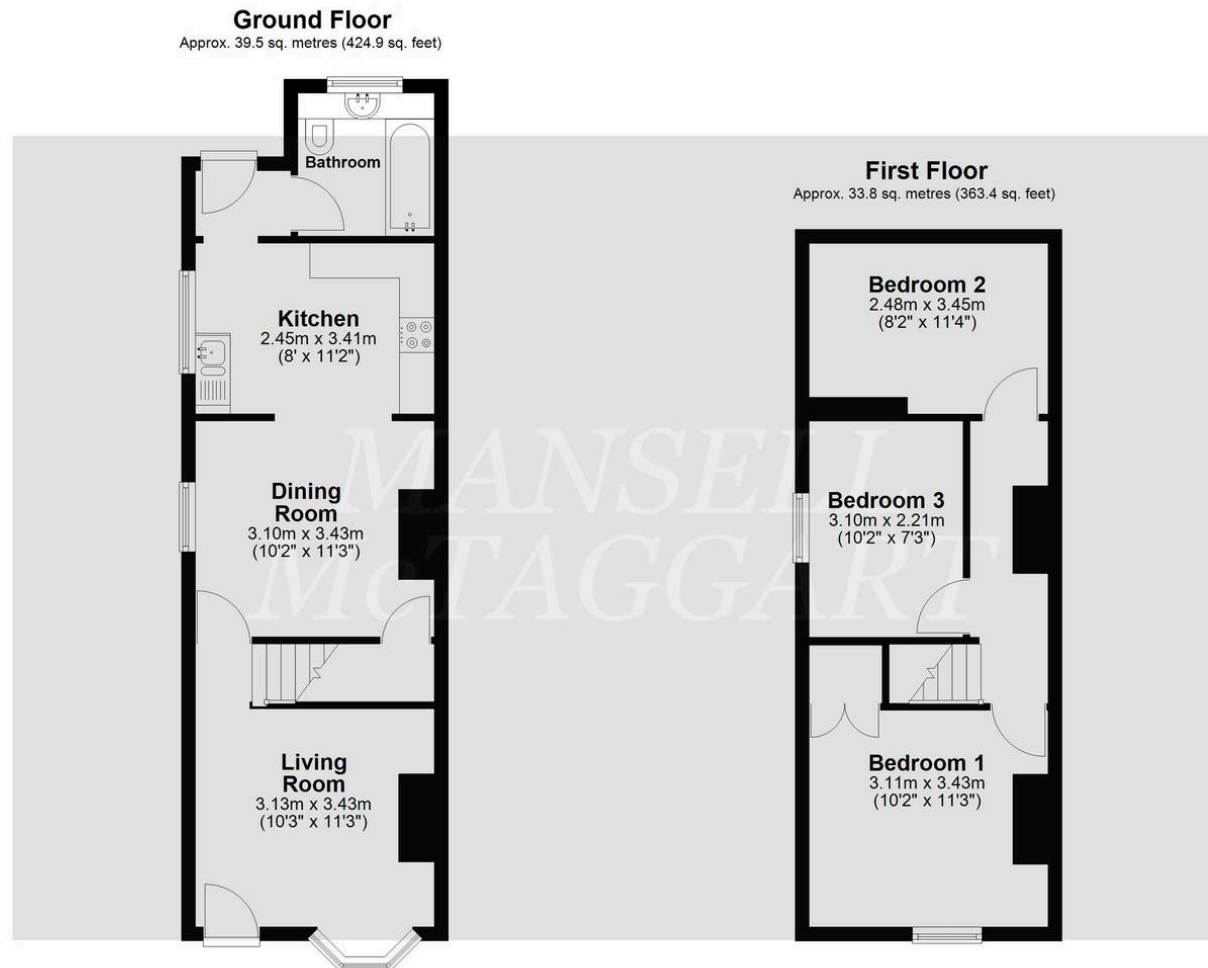
To the rear of the property is the stylish ground-floor bathroom, recently renovated and fully tiled from floor to ceiling. It features a bath with shower attachment, WC, built-in storage, and a modern finish.

Upstairs, the property offers three bedrooms. The principal bedroom is a generous double and a charming decorative fireplace. The second bedroom, also a good-sized double, enjoys views over the rear garden. The third bedroom is a single room, currently used as a home office, making it a perfect space for remote working or a nursery.

Externally, the property benefits from a private driveway providing parking for two vehicles. A gated side entrance leads to the rear garden, which offers a mix of patio and lawn—ideal for relaxing, outdoor dining, or gardening.

This property also benefits from a completely new roof done a few years ago, a new boiler, a fully boarded loft (with scope for extension – STPP) and an EV charging point.





Total area: approx. 73.2 sq. metres (788.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

**Mansell McTaggart Copthorne**  
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