



Maynard Street, Copthorne
£800,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





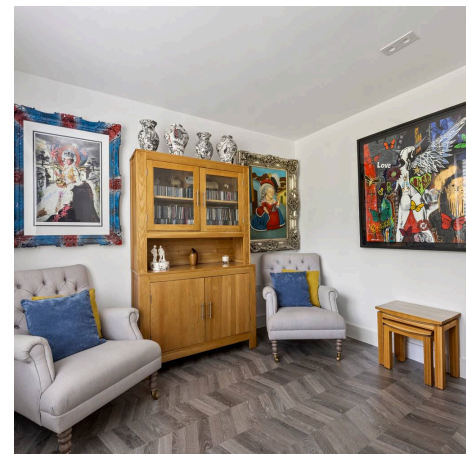
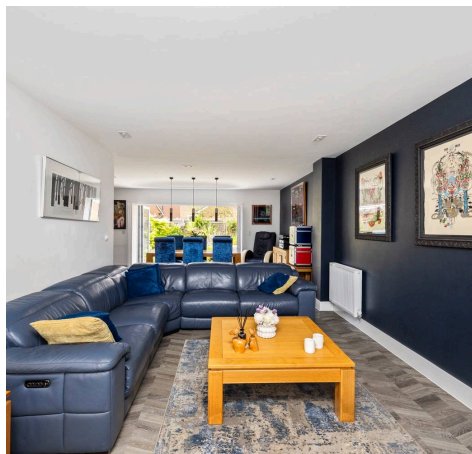
- 4 bedroom detached family home
- Very spacious open plan modern living
- Driveway and garage, alongside visitor parking
- Upgrades throughout, included kitchen, flooring and shutters
- Professionally landscaped garden
- Convenient to commute location
- Ready to move in property
- Council Tax Band 'F' and EPC 'B'

Stunning 5-Bedroom Detached Family Home in Heathy Wood

Welcome to this beautifully presented and spacious five-bedroom detached family home, ideally situated in the sought-after Heathy Wood development. Perfect for commuters, the property offers excellent transport links with easy access to the M25, Gatwick Airport, and Three Bridges station.

As you approach, you will find driveway parking for three vehicles, a single garage, an EV charging point, and additional visitor parking conveniently located opposite. Stepping inside, a generous entrance hall sets the tone for the home's stylish and modern design.

To the left, a versatile room currently used as a home office could easily serve as a snug or fifth bedroom. To the rear, the true heart of the home is an impressive open-plan kitchen, dining, and living area – ideal for both everyday living and entertaining.





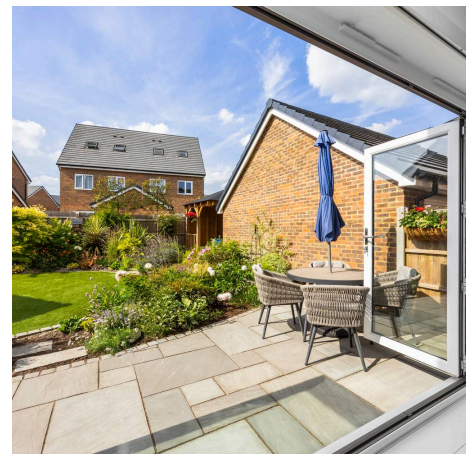
The upgraded kitchen features high-spec AEG integrated appliances, including a wine cooler, ample worktop and cupboard space, and beautiful cabinetry in an azure blue finish with copper handles. Complemented by elegant Karndean flooring, bi-fold doors to the garden, and space for a large dining table, this area is both practical and eye-catching. The living area is flooded with natural light from dual-aspect windows, including woodland views to the front, creating a warm and inviting atmosphere. Smart lighting throughout the home is controlled via wall-mounted tablets, offering convenience and ambiance at the touch of a button.

Additional ground floor features include a separate utility room with sink and plumbing for laundry appliances, a side door to the drive and garage, and a downstairs WC located under the stairs.

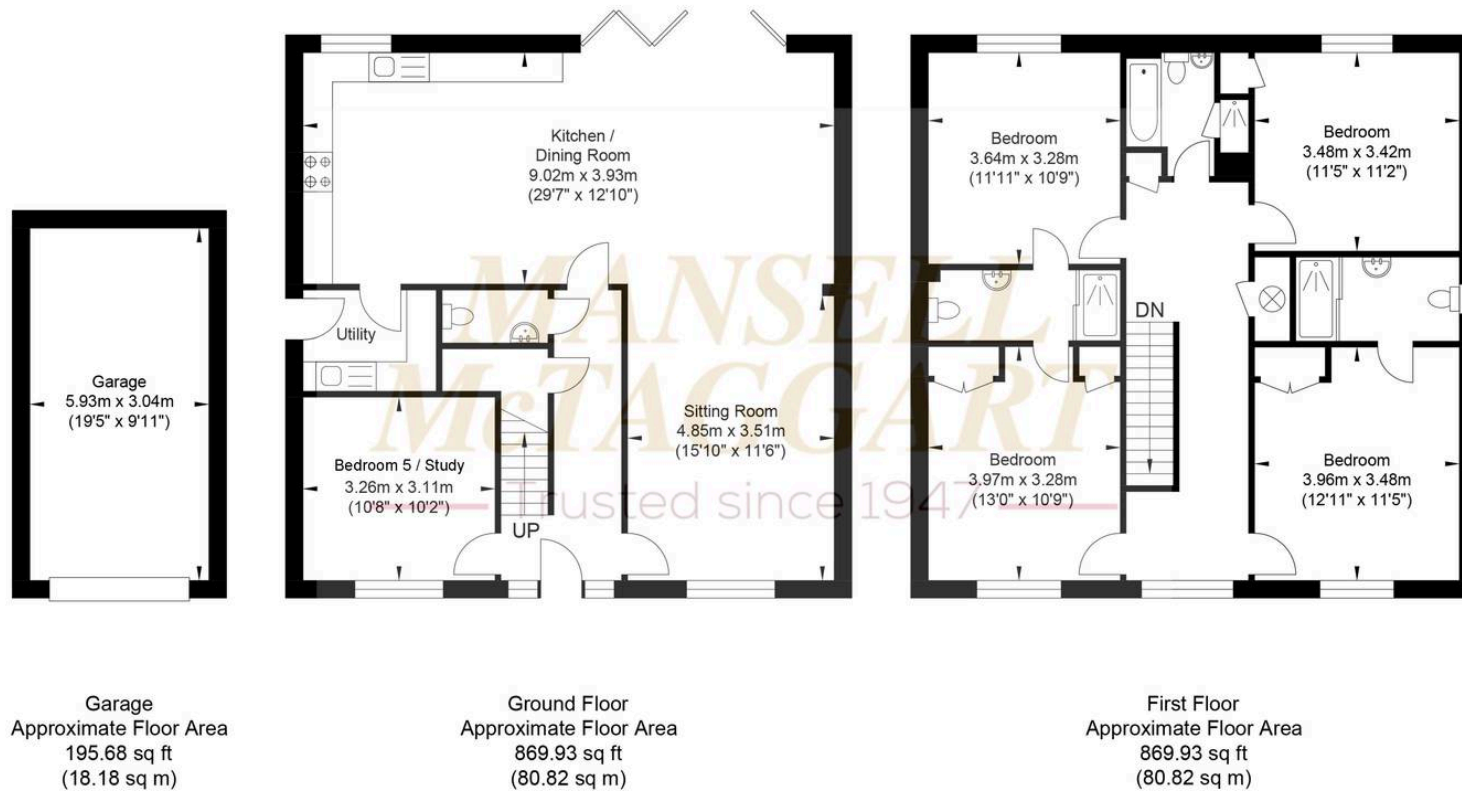
Upstairs, a striking landing with pitched ceilings and a large feature window welcomes you. The property offers four generously sized double bedrooms, with the principal suite benefiting from a stylish en-suite shower room. Bedrooms two and three share a modern Jack and Jill bathroom, while bedroom four also offers excellent space and garden views. The rear garden has been professionally landscaped and is perfect for outdoor living, featuring established flower beds, a patio seating area, pergola, and gazebo — ideal for entertaining or relaxing in the sun. Set in a peaceful and secluded position within Heathy Wood, the home enjoys scenic woodland views and access to lovely countryside walking routes.

Agents Note:

There is an annual service charge of £421.



Maynard Street



Approximate Gross Internal Area (Excluding Garage) = 161.64 sq m / 1749.56 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne – RH10 3QJ

01342 717400

copthorne@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/copthorne/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.