



Lashmere, Copthorne

Guide Price £500,000 – £525,000

**MANSELL
McTAGGART**
Trusted since 1947

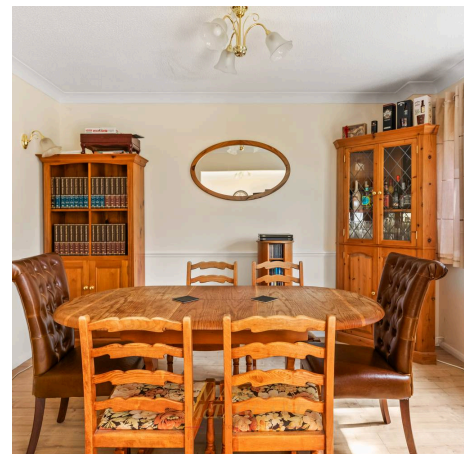
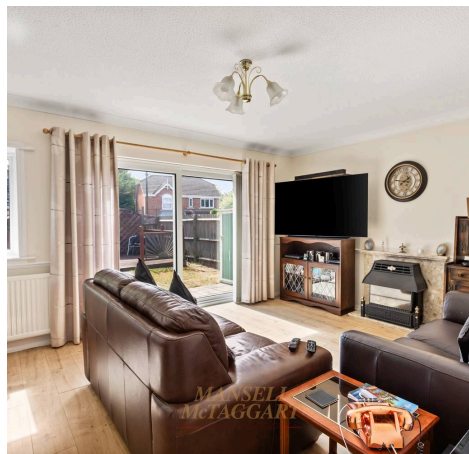




- 3 bedroom detached family home
- Integral garage with driveway parking for 2/3 vehicles
- Built-in storage to all bedrooms
- Lounge/diner, kitchen/breakfast room, downstairs WC
- Private south-facing rear garden
- Easy access to M23/M25 commuter routes to London, Gatwick and Brighton
- NO ONWARD CHAIN
- Council Tax Band 'E' and EPC 'D'

This attractive and spacious three bedroom detached family home is ideally situated in a cul-de-sac location within the village of Copthorne, offering excellent access to local amenities and nearby transportation links.

A spacious entrance hall, laid to wood laminate flooring, gives access to a downstairs WC, with frosted window to the front. There is a useful under stairs cupboard and a door to the integral garage. At the front of the house is the kitchen/breakfast room, which is fitted with an attractive range of wall and base units, sink/drain unit set into worktops beneath a window to the front, integrated double oven with gas hob and extractor, space and plumbing for a washing machine and tumble dryer and space for a free-standing fridge/freezer. The kitchen is finished with tiled walls and wood laminate flooring. Across the back of the house is the living/dining room; wooden flooring runs throughout with a sliding door to the garden from the living area. The dining area has plenty of room for a table and chairs and also enjoys a pleasant outlook over the rear garden.



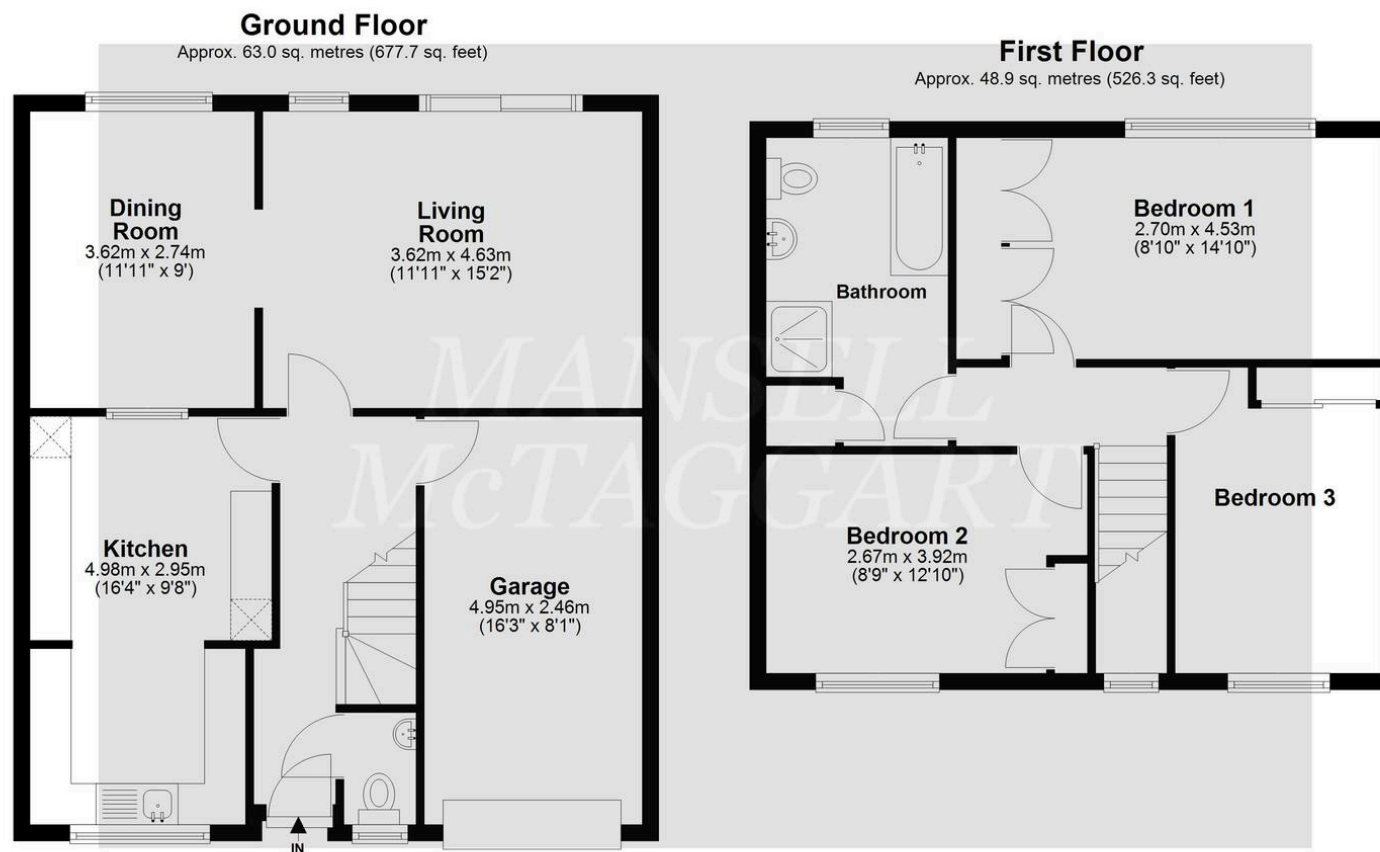


Stairs from the entrance hall lead to the first floor landing, which offers access to the loft, all bedrooms and the bathroom. Bedroom one has a window to the rear, with two double fitted pine wardrobes and additional fitted furniture over the bed. Bedroom two has a window to the front and a built-in double pine wardrobe. Bedroom three, a small double or generous single room, has a window to the front and a built-in sliding door wardrobe. The family bathroom is fitted with a shower cubicle, panel bath, low level WC and wash hand basin, with wood laminate flooring and tiled walls. A frosted window to the rear allows in plenty of natural light and there is also access to the airing cupboard.

Outside, the frontage is block paved to provide driveway parking for 2-3 vehicles, leading to the integral single garage. The garage houses the wall mounted central heating boiler and the fuseboard, there is light and power with a roller door to the front. The private, south facing rear garden has a patio area abutting the rear of the property with the remainder laid to lawn and a further area of raised decking, the whole enclosed by wooden panel fencing.



This ideal family home benefits from a delightful location in the sought-after part of Copthorne. There is easy access to local amenities, while commuters will appreciate the proximity of the M23/M25 motorways and Three Bridges mainline station. The property is offered with NO ONWARD CHAIN, so there is the potential to move quickly, subject to the usual conveyancing and mortgage processes.



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
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.