



Abergavenny Gardens, Copthorne

In Excess of £550,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- 5 double bedroom detached family home
- Double garage with driveway parking for multiple vehicles with electric car charger
- En-suite to principal bedroom; Jack and Jill bathroom shared by bedrooms 2 and 3; downstairs WC
- Living room, dining room, kitchen/breakfast room, utility room
- Private rear garden with side access
- Cul-de-sac location
- Easy access to M23/M25 commuter routes to London, Gatwick and Brighton
- Council Tax Band 'G' and EPC 'C'

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

A covered porch gives access to a large entrance hallway, laid to wooden flooring with useful understairs storage. There is a handy downstairs WC and a door to the integral double garage. At the front of the house is the dining room, whilst at the rear there is a good size living room with gas fire and double doors leading out to the garden. The kitchen/breakfast room is fitted with an attractive range of wall and base units with sink drainer set into worktops below a window to the rear. There is Range style cooker with extractor over, space for a dishwasher, integrated fridge/freezer and doors to the garden. The area adjacent to the kitchen has space for a table and chairs, or else would lend itself ideally for use as a study area. A separate utility room provides space for a tumble dryer and washing machine and also houses the wall mounted boiler.





Stairs from the entrance hall lead to the first-floor landing, with access to an airing cupboard housing the water tank, an additional storage cupboard and the loft. This is part boarded and fitted with a ladder and light. The main bedroom has two windows to the front and built-in wardrobes, with access to an ensuite shower room. Bedrooms two and three are both double bedrooms overlooking the rear garden, and benefit from wash hand basins and vanity units within the rooms, and access via Jack and Jill doors to a shared ensuite bathroom. Bedroom four is a further double room with a window to the front and bedroom five will accommodate a double bed, otherwise making a very generous single room. The main family shower room has a frosted window to the front and is fitted with a double walk-in shower cubicle with both wall mounted and rain effect showers, wash hand basin with vanity unit, low level WC and wall mounted radiator.

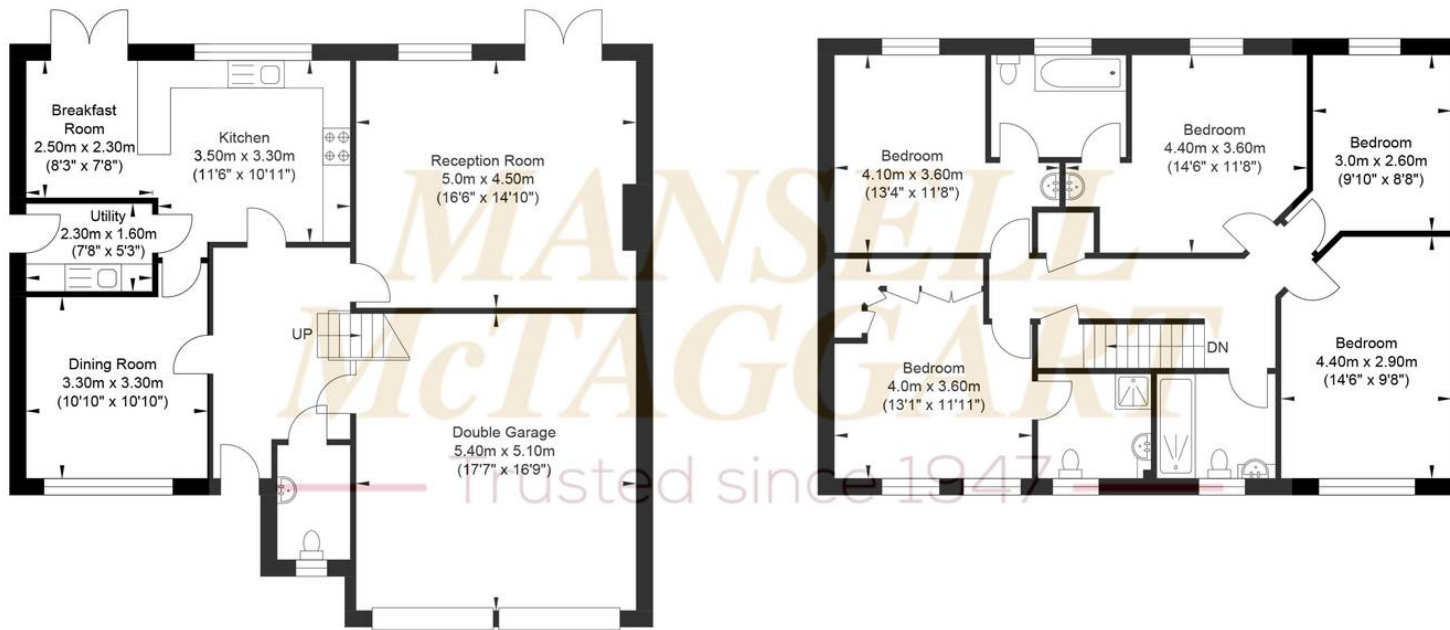
Outside, conifers border a block paved driveway to the front, providing parking for multiple vehicles with an electric car charger, leading to an integral double garage with up and over doors, power and light. The private rear garden has a patio abutting the rear of the property with the remainder laid to lawn. Mature tree borders provide a good level of screening; there is side access and a handy timber shed.

Agents Note:

There is an annual service charge of £650.00



Abergavenny Gardens



Ground Floor
Approximate Floor Area
1025.80 sq ft
(95.3 sq m)



First Floor
Approximate Floor Area
920.2 sq ft
(85.5 sq m)

Approximate Gross Internal Area (Including Garage) = 108.8 sq m / 1946.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Copthorne

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