

£850,000

West Park Road, Copthorne



- Stunning Detached Bungalow
- Four Bedroom
- Kitchen/Dining/Living Area
- Approx 0.4 Acres
- Two Bathrooms
- Loft Room
- Car Port and Gated Driveway
- No Onwards Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



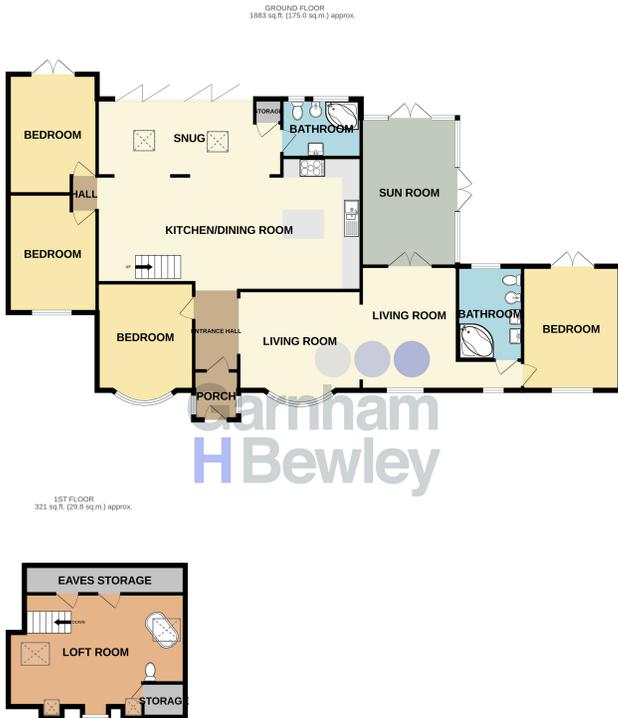
Green Coppice, West Park Road, Copthorne, Surrey RH10 3EX

Garnham H Bewley are pleased to present to the market this modernised Detached Four-Bedroom Bungalow Set on approximately 0.4 Acres Nestled in a desirable location, this stunning detached bungalow has been thoughtfully modernised throughout, offering a perfect blend of contemporary style and comfortable living. Set on a generous plot of 0.4 acres, the property enjoys a private setting, with ample outdoor space for relaxation and recreation. Upon entry, you are greeted by a great sized entrance hall leading through to the spacious and light-filled kitchen/dining room, featuring bi-folding doors that open out onto the garden, seamlessly blending indoor and outdoor living. The modern kitchen boasts high-quality fixtures and fittings, offering the ideal space for cooking and entertaining. The bungalow comprises four well-proportioned bedrooms, providing flexibility for family living. The property also features two stylish bathrooms, designed with modern fixtures to ensure ultimate comfort. A further highlight is the loft room, providing additional space that could be utilised for a variety of purposes, from a home office to a hobby room. Externally, the property is accessed via electric gated parking, offering security and privacy, and a car port ensures convenient covered parking. The large, well-maintained garden provides the perfect space for outdoor entertaining or simply enjoying the surroundings. Located in the sought-after area this property offers the perfect combination of modern living and a versatile accommodation, with easy access to local amenities, transport links, and excellent schools.



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

Accommodation



TOTAL FLOOR AREA: 2204 sq.ft. (204.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The fixtures, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with HomeByz 10/2019

Ground Floor Entrance Hall

Kitchen/Dining Room
30' 0" x 21' 8" (9.14m x 6.60m)

Snug
17' 7" x 8' 7" (5.36m x 2.62m)

Living Room
25' 4" x 18' 4" (7.72m x 5.59m)

Sun Room
15' 10" x 10' 11" (4.83m x 3.33m)

Bedroom
13' 11" x 11' 1" (4.24m x 3.38m)

Bedroom
12' 2" x 11' 0" (3.71m x 3.35m)

Bedroom
13' 6" x 10' 1" (4.11m x 3.07m)

Bedroom
13' 5" x 10' 1" (4.09m x 3.07m)

Bathroom
10' 8" x 7' 5" (3.25m x 2.26m)

Bathroom
8' 11" x 6' 2" (2.72m x 1.88m)

**First Floor
Loft Room**
20' 1" x 14' 0" (6.12m x 4.27m)

Outside Garden

Car Barn
18' 7" x 17' 2" (5.66m x 5.23m)



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	80
England, Scotland & Wales		EU Directive 2002/91/EC	

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

For further information contact Garnham H Bewley:
 Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk