

£550,000

1 Spring Gardens, Copthorne



- Stunning Detached Bungalow
- Beautiful Kitchen/Dining Room
- Lounge leading to the Conservatory
- Shower Room & WC
- Three Bedrooms
- Ample Garden
- Garage and Driveway
- Utility Area

For further information contact Garnham H Bewley:

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## 1 Spring Gardens, Copthorne RH10 3RS

Garnham H Bewley are pleased to present to the market this beautifully presented and modernised three bedroom detached bungalow situated within a popular cul-de-sac in the ever popular village of Copthorne. The property has been updated in recent years to provide a light and stylish living space and currently boasts a stunning kitchen/dining room, lounge opening onto the conservatory, utility area to the rear of the garage, three good sized bedrooms, shower room and separate W.C. Outside the property enjoys a great plot with gardens spreading from the rear to the side offering ample outdoor space. Copthorne offers local shops, schools and amenities with great access to Three Bridges train station and Gatwick airport and internal viewings come highly recommended to fully appreciate this great example of a detached bungalow.

The ground floor consists of front door into the kitchen which has been fitted with a range of wall and base level units with breakfast bar with feature wine rack, 1 1/2 bow sink with drainer, space for freestanding cooker with extractor hood above, space for American style fridge/freezer, two windows to the front aspect and door to side leading to the driveway. The lounge has a feature fireplace and patio doors leading to the conservatory which overlooks the gardens and provides access to the utility area. The main bedroom and bedroom three both overlook the rear garden with the main bedroom benefitting from fitted wardrobes and bedroom three has a built in wardrobe and access to the airing cupboard. Bedroom two overlooks the front aspect. The bathroom has been fitted with a double shower cubicle with shower, wash hand basin, heated towel rail and window to the side aspect. There is also the separate W.C.

Outside the rear garden is fence enclosed with a patio area ideal for seating and leading to a lawned garden with a range of mature shrubs and borders. The garden then wraps around the side of the property offering a great deal of space and to the front there is an area of garden and driveway leading to the garage.



Welcome  
Home



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# Accommodation

## Ground Floor

### Kitchen/Dining Room

21' 4" x 14' 7" (6.50m x 4.44m)

### Lounge

18' 2" x 10' 1" (5.54m x 3.07m)

### Conservatory

12' 3" x 10' 5" (3.73m x 3.18m)

### Utility Area

14' 6" x 8' 4" (4.42m x 2.54m)

### Main Bedroom

11' 9" x 9' 3" (3.58m x 2.82m)

### Bedroom 2

11' 2" x 8' 8" (3.40m x 2.64m)

### Bedroom 3

12' 4" x 6' 6" (3.76m x 1.98m)

### Shower Room

5' 5" x 5' 1" (1.65m x 1.55m)

### Separate W.C.

### Outside

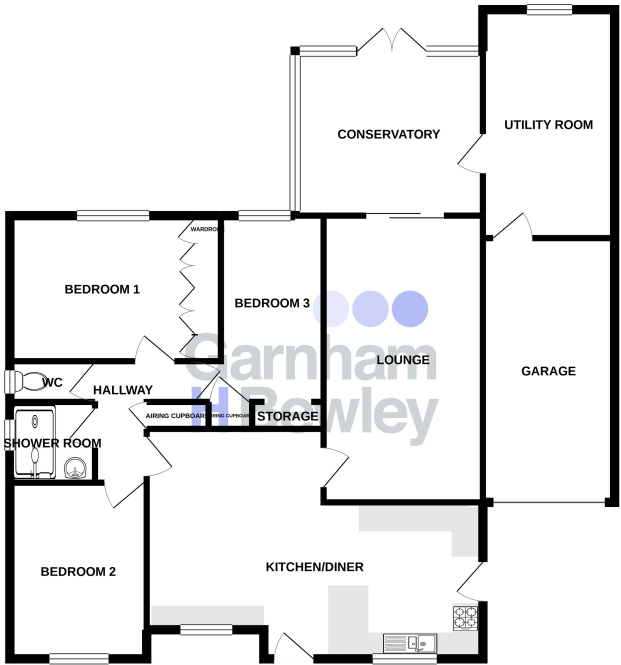
### Rear and Side Garden

### Garage

17' 4" x 8' 4" (5.28m x 2.54m)

### Driveway

GROUND FLOOR  
1214 sq.ft. (112.8 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### NEAREST STATIONS

Gatwick Airport Station - 2.5 miles

Three Bridges Station - 2.6 miles

Horley Station - 3.0 miles

**East Grinstead**  
**01342 410227**

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

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