

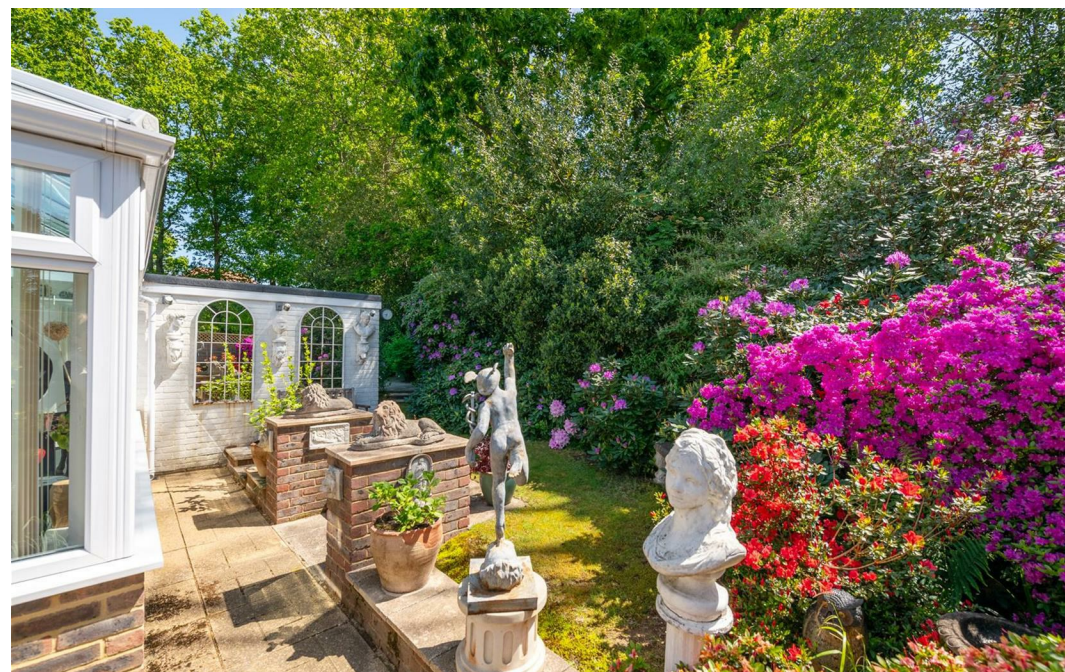


10 Spring Gardens, Copthorne, Crawley, RH10 3RS
Guide Price £525,000 - £550,000



JAMES DEANE
ESTATE AGENTS

This attractive detached bungalow is occupies a secluded location in Copthorne village and is offered to the market CHAIN FREE. Copthorne is a very sociable village with a lively parish church, a golf course, several sports and fitness clubs, many social clubs and village pubs to enjoy.





J A M E S D E A N
E S T A T E A G E N T S

GUIDE PRICE £525,000 - £550,000

This attractive home represents a rare opportunity to secure a detached bungalow in a sought-after location that is offered to market CHAIN FREE. Situated in a quiet cul-de-sac, this bungalow is not just a home; it is a lifestyle choice, offering the perfect blend of comfort and convenience.

The accommodation consists of an entrance hall with storage and loft access. To the front is the kitchen/diner and living room, both of which feature leaded glass windows. The kitchen is equipped with wooden cabinetry, decorative splashback tiling and a larder. The elegant living room benefits from fitted storage units and enjoys a vista of the front garden.

Towards the rear are two double bedrooms with the principal bedroom completed with integrated wardrobes. The former third bedroom is a single that is being used as a study and leads directly into the conservatory that provides internal access to the garage and external access via French Doors to the garden. The layout is completed by a contemporary bathroom that includes a large quadrant shower, floor to ceiling tiling and under sink storage.

Externally, the property includes a private driveway to the front and a tandem length garage with an electric up and over door. There is a small garden that backs onto Copthorne Golf Club with mature planting and an area laid to lawn and access to a secluded patio area and twin sheds.

Location is always key, and it is no exception here as the property is situated in a peaceful and sought after residential neighbourhood. It is close to the village centre, which offers residents a range of amenities, and nearby the local towns of Horley and Crawley that offer excellent transport links.









J A M E S D E A N
E S T A T E A G E N T S



- No Onward Chain
- Quiet Cul-de-Sac
- Village Location
- Three Bedrooms
- Living Room with Fitted Cabinetry
- Kitchen/Diner
- Conservatory
- Modern Bathroom with Quadrant Shower
- Tandem Length Garage with Electric Up & Over Door
- Private Garden with Patio, Mature Planting & Garden Sheds



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Internal Area: 946.00 sq ft

Tenure: Freehold

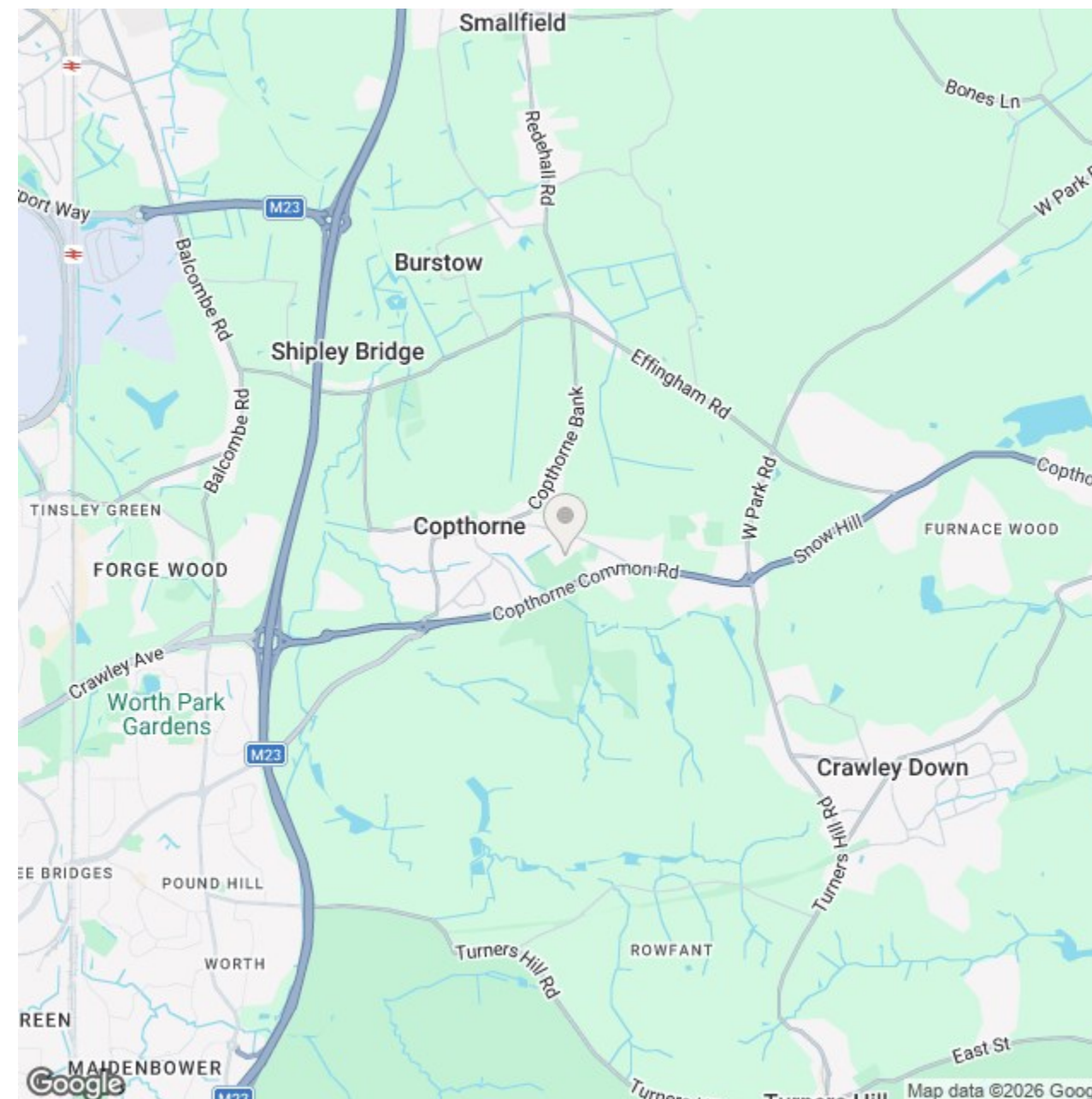
Local Authority: Mid Sussex DC

Council Tax Band: E

Do you have a property to sell?
If so we can provide you with a free market appraisal.

Do you need a solicitor?
We can provide you with no obligation quotes from our panel of preferred solicitors.

Do you need a mortgage?
We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.



FLOOR PLAN



Approximate Floor Area
1215 sq. ft
(112.92 sq. m)



Spring Gardens, RH10

Approx. Gross Internal Floor Area 946 sq. ft / 87.90 sq. m

Garage Floor Area 269 sq. ft / 25.02 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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