



Copsleigh Close, Salfords, Redhill, Surrey RH1 5BH
£475,000 Freehold



- Extended Semi
- Three Bedrooms
- Lounge
- 16 ft 11 Kitchen/Dining Room
- UPVC Conservatory
- Landscaped Garden
- Garage & Private Drive

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

This excellent, EXTENDED semi detached FAMILY HOME has been much improved and is very well presented throughout. THREE BEDROOMS, lounge, 16FT 11 KITCHEN/DINING ROOM with integrated appliances, UPVC CONSERVATORY, landscaped garden, GARAGE and LARGE PRIVATE DRIVE, excellent decorative order throughout.

COVERED PORCHWAY

quarry tiled floor, frosted upvc double glazed front door to

ENTRANCE HALL

engineered oak flooring, stairs to the first floor, under stairs cupboard, radiator

LOUNGE

13'4 x 11'7 (4.06m x 3.53m)
engineered oak flooring, radiator, upvc double glazed window

KITCHEN/DINING ROOM

16'11 x 10'3 (5.16m x 3.12m)
fitted with modern matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces, a comprehensive range of base and eye level units, INSET FIVE RING GAS HOB WITH A FITTED EXTRACTOR HOOD OVER, BUILT IN EYE LEVEL ELECTRIC FAN ASSISTED DOUBLE OVEN AND GRILL, INTEGRATED DISHWASHER, INTEGRATED FRIDGE FREEZER, larder cupboard, ample space for a dining table, radiator, laminate flooring, upvc double glazed window and sliding upvc double glazed patio doors to

UPVC CONSERVATORY

10'10 x 8' (3.30m x 2.44m)
utility area with space and plumbing for a washing machine, working surface over and an adjacent cupboard, laminate flooring, upvc double glazed windows and upvc double glazed double doors to the garden

FIRST FLOOR LANDING

loft access via a retractable loft ladder, upvc double glazed window, doors to

BEDROOM ONE

12'2 x 10'8 (3.71m x 3.25m)
fitted IKEA wardrobe hanging space, pull out drawers, inset lighting and four doors, bedside units with adjoining overhead cupboards, airing cupboard housing lagged tank and linen shelves, radiator, upvc double glazed widow

BEDROOM TWO

10'5 x 9'8 (3.18m x 2.95m)
radiator, upvc double glazed window,

BEDROOM THREE

8'2 x 7'5 (2.49m x 2.26m)
fitted bulkhead wardrobe, radiator, upvc double glazed window

BATHROOM

a contemporary white suite comprising of a panelled bath/shower with a separate overhead shower and glass shower screen, wash hand basin with cupboards under, low level wc, ladder style heated towel rail, tiled walls, inset downlighters, frosted upvc double glazed window

REAR GARDEN

landscaped, two areas of well kept lawn with a raised and well stocked flower and shrub bed, decking adjacent to the house, pergola with further decking under, paved side area with access to the garage, SUMMER HOUSE 11'10 x 6'7 (3.6m x 2m) suitable for a variety of uses, adjacent garden shed 6'7 x 6' (2m x 1.83m) work shelf and window

PRIVATE DRIVE

providing parking for 2/3 vehicles and leading to

GARAGE

14' x 7'10 (4.27m x 2.39m)
electronic up and over door, power and light, wall mounted gas fired boiler, rear door to the garden

THE LOCATION

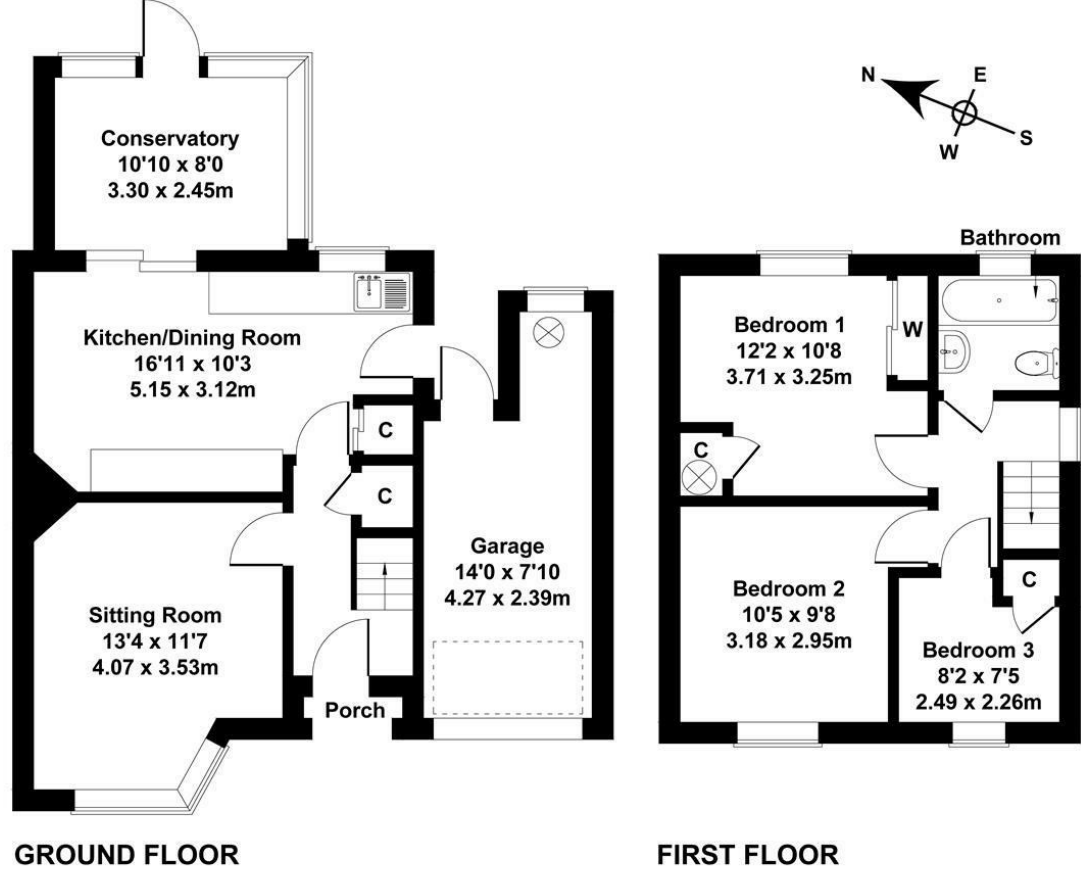
in a popular residential area with local amenities nearby, including Salfords mainline Railway Station with services to London, Gatwick and the South Coast. Redhill Town Centre is around 3 miles away and Horley lies around 2 miles to the south.

Council Tax Band D



Copsleigh Close

Approximate Gross Internal Area
980 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2023
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