



# TMS

## ESTATE AGENTS



## Akehurst Close

Copthorne, Crawley, RH10 3QQ

GUIDE PRICE £600,000 - £625,000

We are pleased to offer for sale this substantial 5 bedroom detached house in a quiet cul-de-sac in Copthorne village, with No Chain.

**Guide Price £600,000**

# Akehurst Close

Copthorne, Crawley, RH10 3QQ

- DETACHED HOUSE
- GARAGE PLUS OFF STREET PARKING
- 5 BEDROOMS
- CUL DE SAC LOCATION
- FAMILY GARDEN
- NO ONWARDS CHAIN

## Ground Floor

### \* Entrance Hall

uPVC/double-glazed door and double-glazed window to front, two storage cupboards, 2x radiators, fully carpeted, stairs to first floor, door to:

\* Lounge: 6.12m x 4.18m (20' 1" x 13' 9")

Dual aspect double-glazed windows to front and glass block windows to side, additional internal window to dining room, fully carpeted, 2x radiators, wall lighting, feature gas fireplace and marble surround, french doors to:

\* Dining Room: 4.11m x 2.76m (13' 6" x 9' 1")

Dual aspect double-glazed windows to side and patio doors to rear, radiator, fully carpeted, door to:

\* Kitchen: 3.78m x 2.77m (12' 5" x 9' 1")

Double-glazed windows to rear, door and internal window to Utility, range of base and wall units with solid marble worktops through into breakfast area, breakfast bar, Rangemaster oven with 5-burner hob, space and plumbing for dishwasher, fridge-freezer, tiled flooring and paper-tiled walls, open to:

\* Breakfast Area: 2.82m x 2.67m (9' 3" x 8' 9")

Space for table and chairs, further marble worktops, sink and units, built-in larder, recessed shelving, radiator, fully carpeted, serving hatch.

\* Utility: 2.77m (max) x 2.31m (max) (9' 1" x 7' 7")

Double-glazed window to the rear, door to side, space for separate washing machine, dryer, fridge/freezer, and access to Garage area and:

### \* Shower

Additional downstairs shower cubicle, tiled.

### \* Downstairs Cloakroom

Located in the garage with access from the utility room. Opaque double-glazed window to side, low level Japanese toilet, and hand wash basin.

## First Floor

### \* Landing

Fully carpeted, radiator, 2x loft access.

\* Bedroom 1: 3.36m x 3.35m (exc wardrobe depth) (11' x 11')

Double-glazed windows to front, built-in wardrobes across one side, radiator, fully carpeted.

\* Bedroom 2: 3.44m x 2.72m (exc wardrobe depth) (11' 3" x 8' 11")

Double-glazed windows to rear, built-in wardrobes with 3 sliding mirrored doors across one side, radiator, fully carpeted.

\* Bedroom 3: 3.02m x 2.64m (9' 11" x 8' 8")

Currently used as an office, with folding door to flooring and fan light), shed. large built-in storage cupboard. Double-glazed windows to rear, radiator, fully carpeted.

\* Bedroom 4: 3.02m x 2.49m (9' 11" x 8' 2")

Double-glazed windows to front, built-in cupboard, radiator, fully carpeted.

\* Bedroom 5: 2.44m x 1.83m (8' x 6')

Double-glazed windows to front, built-in cupboard, radiator, fully carpeted.

### \* Shower Room

White suite consisting of large shower cubicle with rainfall shower, heated towel rail, hand wash basin, large cupboard housing ideal boiler, fully tiled walls and flooring, double-glazed opaque window to rear.

### \* WC

Double-glazed opaque window to the side, low level Japanese style toilet, hand wash basin, part-tiled walls.

## Exterior

\* Garage: 6.17m x 3.3m (20' 3" x 10' 10")

Electric door to front, and doors to Utility and downstairs WC.

\* Driveway for Two Cars

\* Front Garden

Mostly laid to lawn, flower beds, and access to the rear garden house sides of the property.

\* Rear Garden

Paved patio seating area, mainly laid to lawn with shrubs, fenced borders, outside tap, with path to Summer house (with power, tiled

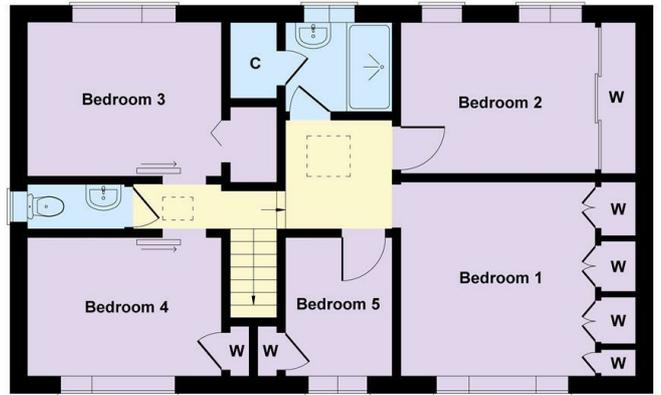


# Floor Plan

## Akehurst Close



GROUND FLOOR



FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(82 plus) <b>A</b>		
(81-91)	<b>B</b>			(81-91)	<b>B</b>		
(69-80)	<b>C</b>			(69-80)	<b>C</b>		
(55-68)	<b>D</b>			(55-68)	<b>D</b>		
(39-54)	<b>E</b>			(39-54)	<b>E</b>		
(21-38)	<b>F</b>			(21-38)	<b>F</b>		
(1-20)	<b>G</b>			(1-20)	<b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		