

Guide Price £450,000 to £490,000

Fairway, Copthorne, RH10

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mayhews





A spacious three double bedroom semi-detached family home enjoying a sought-after location opposite Fairway Infant School, offering excellent scope to extend and improve (STPP). With generous living accommodation, an integral garage, driveway parking and a large established rear garden

Situated in a popular residential location opposite the well regarded Fairway Infant School, this well-proportioned three double bedroom semi-detached family home offers spacious accommodation, excellent potential to extend and improve, and a generous rear garden.

The ground floor comprises a welcoming entrance hall, a large dual-aspect through lounge/dining room, a conservatory overlooking the garden and a kitchen/breakfast room with pleasant views over the rear garden. The integral garage provides excellent potential for conversion into additional living accommodation, home office or playroom, subject to the usual planning permissions and building regulations.

Upstairs are three genuine double bedrooms, a family bathroom and a separate WC.

Outside, the property benefits from driveway parking to the front and a lovely sized, well-established rear garden, ideal for families and entertaining.

Copthorne village centre is approximately 0.7 miles (around a 15-minute walk) away and offers a variety of everyday amenities including a convenience store, post office, pharmacy, cafés, restaurants, public houses, a doctors' surgery, village hall and sports facilities.

Copthorne is well served by regular bus routes providing connections to Crawley, East Grinstead, Horley, Three Bridges and Tunbridge Wells. The village also enjoys excellent road links via the M23, giving easy access to Gatwick Airport (approximately 6 miles), the M25, Crawley and Brighton, while nearby Three Bridges and Horley railway stations offer fast and frequent services to London, Brighton and the South Coast.

Key features

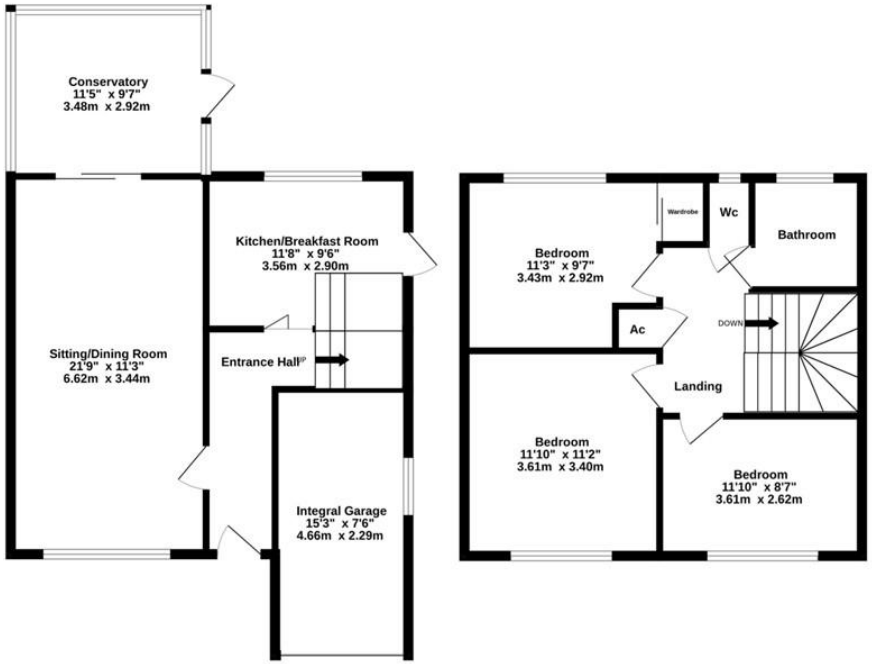
- Three double bedroom semi-detached house
- Opposite a 'Good' Ofsted-rated infant school
- Large through lounge/dining room
- Kitchen/breakfast room and conservatory
- Integral garage with conversion potential (STPP)
- Driveway parking and generous rear garden
- Approximately 0.7 miles from Copthorne village centre















IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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