



Erica Way, Copthorne

£450,000

**MANSELL
McTAGGART**
— Trusted since 1947 —



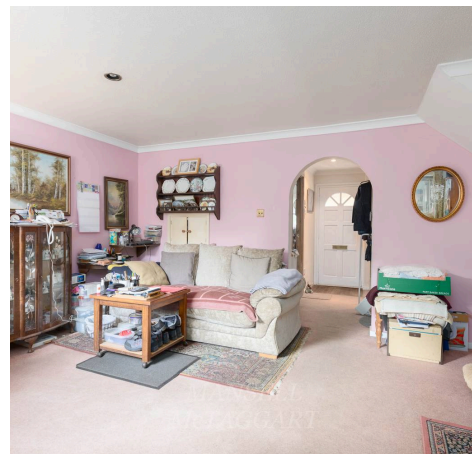


Erica Way, Copthorne

- 3 bedroom detached family home with exceptional potential (STPP)
- Large living/dining room
- Downstairs WC
- Secluded location in sought after area of Copthorne
- Converted garage with power and water connections
- Private driveway
- Sunny East facing garden, with side access
- Council Tax Band 'D' and EPC 'tbc'

Nestled in a quiet cul-de-sac in the sought-after village of Copthorne, this charming 3-bedroom detached family home is proudly presented by Mansell McTaggart.

As you approach, a private driveway with space for two cars and a welcoming front garden set the stage for this inviting home. Step inside to find a warm, welcoming ambiance, starting with a well-appointed kitchen to the right. The kitchen includes fitted wall and base units, a gas hob, an electric oven, a sink, dishwasher and roll-top work surfaces, all framed by a bright, front-facing window. Across the hall, a convenient downstairs WC is thoughtfully located.



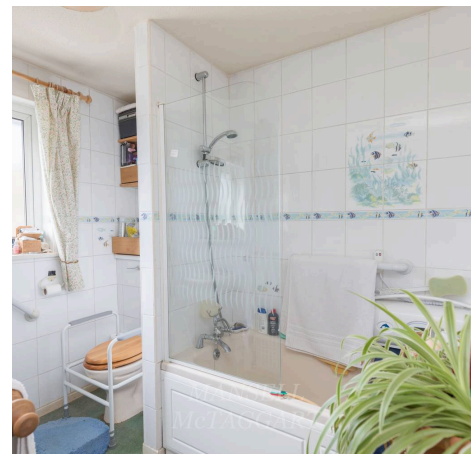
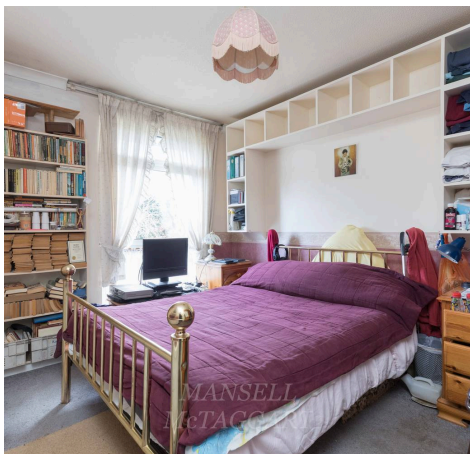


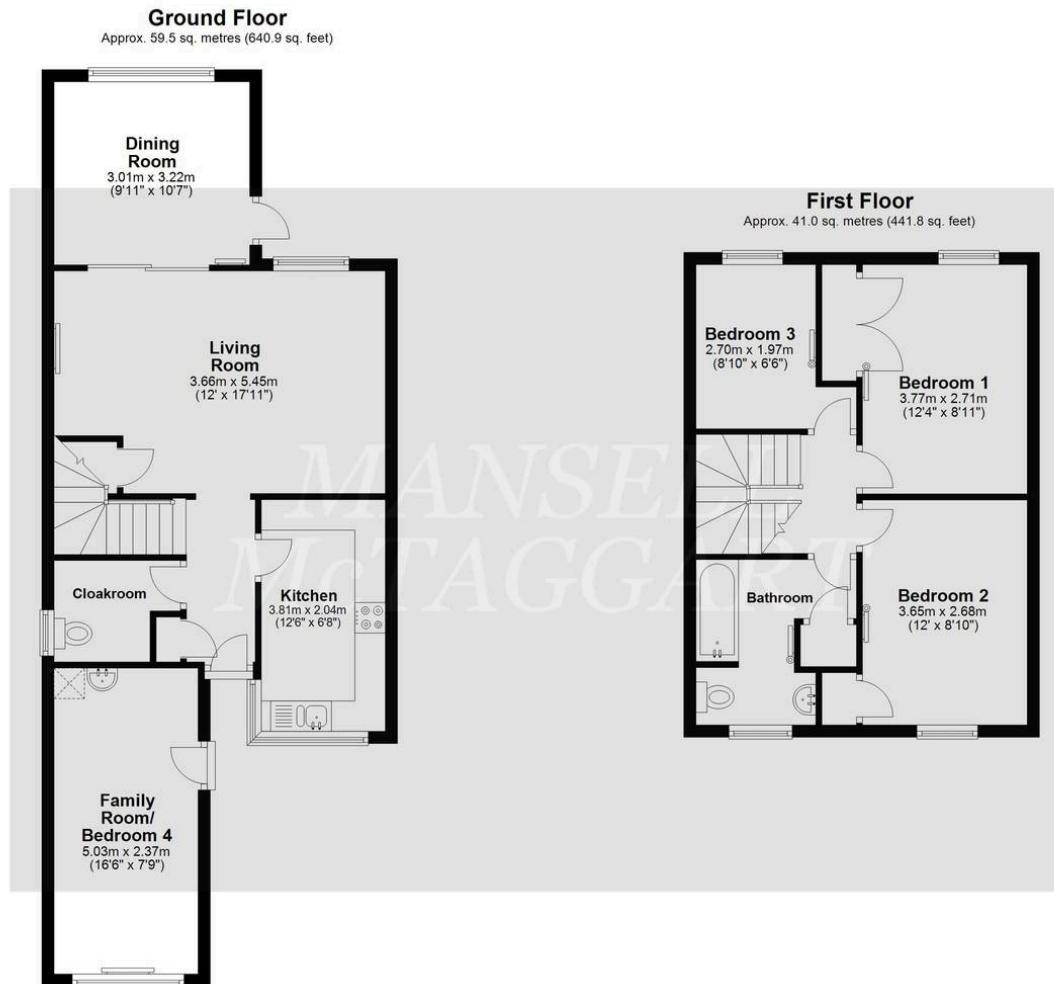
Erica Way, Copthorne

The open-plan lounge and dining area offers generous space for relaxation and entertaining, accommodating two 3-seater sofas, a dining table, and additional freestanding furniture. Through the large, double-glazed conservatory complete with heating where you will enjoy uninterrupted views of the private, non-overlooked garden, creating an ideal retreat.

Upstairs, the landing leads to three well-sized bedrooms. Bedrooms one and two are comfortable doubles with built-in wardrobes, while the third bedroom is a good-sized single with space for a freestanding wardrobe. A spacious front-facing bathroom features a bath with an overhead shower attachment and additional storage.

Outside, the tranquil garden provides a serene, private escape with no overlooking neighbours. Additional benefits include off-street parking and a converted garage for extra storage and solar panels. This beautifully maintained property offers both comfort and convenience. Early internal viewing is highly recommended.





Total area: approx. 100.6 sq. metres (1082.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Mansell McTaggart Copthorne
The Post House Brookhill Road, Copthorne - RH10 3QJ

01342 717400

copthorne@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/copthorne/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.