

MANCHESTERS SOLICITORS

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the
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Property Centre**

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WHIMBREL CLOSE, SANDERSTEAD, SURREY, CR2 0RW

BEAUTIFULLY PRESENTED AND WELL MAINTAINED 4 BEDROOMED DETACHED PROPERTY IN QUIET CUL-DE-SAC LOCATION, BACKING ONTO WOODLAND/PURLEY DOWNS GOLF CLUB, WALKING DISTANCE TO PURLEY OAKS/SANDERSTEAD STATIONS.

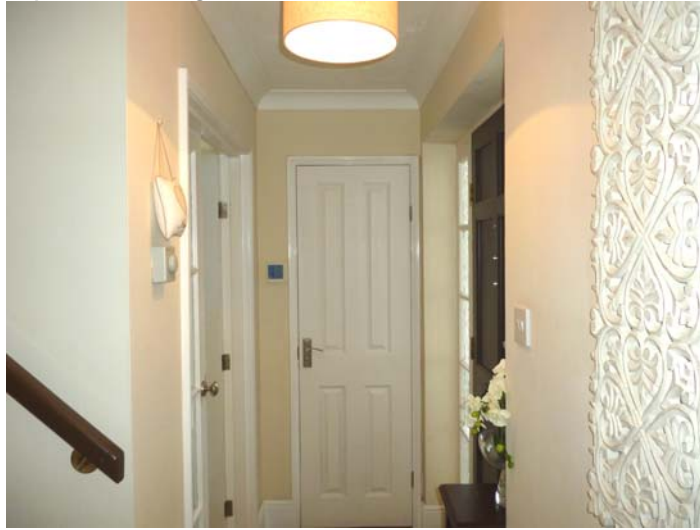
£410,000 FREEHOLD

- ❑ MASTER BEDROOM WITH EN-SUITE SHOWER FACILITY
- ❑ 3 FURTHER BEDROOMS
- ❑ FAMILY BATHROOM
- ❑ DOWNSTAIRS CLOAKROOM
- ❑ FULLY FITTED KITCHEN
- ❑ GARAGE
- ❑ CHAIN FREE

 rightmove.co.uk

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:
Wooden front door at side of property, with obscured windows to either side.

Entrance Hall: With parquet flooring, warm air vent, coved cornice.



Downstairs Cloakroom: Wooden flooring, low level w.c., petite wash hand basin, double glazed obscured window to side.

Lounge: Glazed French doors opening to lounge from hallway, coved cornice, parquet flooring, 3 x warm air vents, 3 x Georgian style double glazed windows overlooking front of property, large storage cupboard, glazed French doors opening to dining room.



Dining Room: Parquet flooring, double glazed French doors opening on to patio area, coved cornice, 1 x warm air vent, serving hatch to kitchen.



Kitchen: Ceramic tiled floor, ample wall mounted and base units, Zanussi built in electric oven, with 4 x ring Whirlpool gas hob, and Whirlpool extractor hood over, stainless steel single sink, into work surface, space for washing machine, space for fridge/freezer, double glazed Georgian style window overlooking garden and double glazed Georgian style door to garden, cupboard housing boiler (new in 2007).



First Floor:

Stairs: Stairs to landing.

Landing: With loft hatch to insulated loft area.

Master Bedroom: Large double room with 2 x double glazed Georgian style windows overlooking front of property, 1 x warm air vent, deep shelf/alcove, archway to fully tiled enclosed ensuite.



Ensuite: shower facility, with electric power shower, petite corner sink with mixer tap and obscured double glazed window to side.



Bedroom 2: Large double room with double glazed Georgian style window overlooking rear of property, 1 x warm air vent, large cupboard housing lagged cylinder and airing cupboard with ample shelved storage.



Bedroom 3: Large single room with double glazed Georgian style window overlooking front of property, 1 x warm air vent.



Bedroom 4/Study: Single room with double glazed Georgian style window overlooking rear of property, 1 x warm air vent.



Family Bathroom: Corner bath with mixer tap, pedestal wash hand basin and low level w.c., 1 x warm air vent, part tiled walls, wooden flooring, ceiling downlighters.



Outside: Shared driveway, serving 3 houses at end of quiet cul-de-sac, leading to private attached garage.

Garage: Single garage with up and over doors front and rear, with power and light, gas and electric meters and new circuit breaker fuseboard.

Garden: Front garden, mainly laid to lawn, with mature shrub edging and paved pathway around house, outside lighting.

Rear Garden: Secluded rear garden backing onto woodland and Purley Downs Golf Course, large paved patio area, retaining wall and few small steps up to lawn area, on a wide plot, garden shed, exterior lighting, gated side access, outside tap.





VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE

INFORMATION FOR APPLICANTS

1. We act as solicitors for the owner both to find a buyer and on the legal work. We cannot therefore act for you on the legal aspects of a purchase of the property (unless we tell you otherwise).
2. The property description does not form part of any legal representation or contract, and although measurements have been provided they cannot be guaranteed either by us or by the owner. None of the appliances have been tested nor will be by the owner or us.
3. Although we will notify the owner of any offer you make, we will not be able to regard it as serious until we have written proof of satisfactory financial arrangements and ID. Where there are related sales we will also need a full explanation of the position there before recommending you to the owner.
4. No legal commitment in relation to the sale of the Property arises and everything is entirely "subject to contract" until we exchange contracts on behalf of the owner.
5. The ID we require with any offer is: (a) A Current Photocard Driving Licence or Passport; and (b) Receipted utilities bill or original bank statement addressed to you at your residence which is less than three months old.
6. After you have instructed your solicitor, we will continue to contact you direct, but not on strictly legal matters.
7. We are obliged under new anti-money laundering legislation to carry out electronic id checks on all new selling clients as well as applicants who we introduce to our selling clients, at a cost of £7.05 per person including VAT and will collect this from you at the outset and also immediately once a sale has been agreed in the case of the buyer(s).
8. We reserve the right to charge £5 plus VAT for carrying out AML Searches, per person.

Once you have moved, it is a good time to review your legal affairs. At Manchesters Solicitors we are able to assist with that process. Our Partners are able to advise on:

- Wills
- Probate /Administration of Estates
- Tax Advice
- Trusts
- Powers of Attorney

If you would like further information, please telephone to make an appointment.

Manchesters Solicitors 020 8651 3118

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