

# MANCHESTERS SOLICITORS

ANDREW DURMAN LLB

 the  
**Manchesters  
Property Centre**

JAMES MANCHESTER MA LLB

19/21 LIMPSFIELD ROAD, SANDERSTEAD, SURREY CR2 9LA

TEL: 020 8657 5599  
[www.manchesters.co.uk](http://www.manchesters.co.uk)

FAX: 020 8651 6173  
[enquiries@manchesters.co.uk](mailto:enquiries@manchesters.co.uk)



## BRIAN AVENUE, SANDERSTEAD, CR2 9NG

LOCATED IN THIS PRIME SANDERSTEAD ROAD, WITHIN WALKING DISTANCE OF SANDERSTEAD VILLAGE, GRESHAM AND ATTWOOD SCHOOLS AND SANDERSTEAD AND PURLEY OAKS TRAIN STATIONS IS THIS WELL PRESENTED DETACHED HOME OFFERING AMPLE SPACE TO THE SIDE FOR EXTENSION PURPOSES STPC.

£479,950 FREEHOLD

- ❑ 3 BEDROOMS
- ❑ LOUNGE OPEN PLAN TO DINING ROOM
- ❑ MODERN KITCHEN
- ❑ MODERN BATHROOM
- ❑ APPROX 140FT REAR GARDEN
- ❑ HUGE EXTENSION POTENTIAL

 **rightmove**.co.uk

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Canopied porch, double glazed door to entrance hall.

**Entrance Hall:** Radiator, double glazed window, stairs to first floor landing

**Lounge:** Angle bay double glazed leaded light window to front aspect, tiled fire place, carved wood surround and mantle, herringbone wood flooring, coved cornice.



**Dining Room:** Double glazed patio doors to garden and secondary glazed leaded light windows to side, brick fireplace, herringbone wood flooring, coved cornice, wall light points, double radiator, wide archway from lounge.



**Kitchen:** Fitted with a range of wall mounted and base storage units, work surfaces with inset electric hob, double oven built into tower unit, single drainer stainless steel sink unit and mixer tap, plumbing for washing machine, part tiled walls, tiled floor, suspended ceiling, leaded light double glazed window, part glazed door to side, door to deep walk-in larder, and under stairs storage cupboard. Housed and wall mounted Ideal minimiser combi-boiler.



Regulated by the Solicitors Regulation Authority

## First Floor:

Stairs: With Spindle balustrade

Landing: Obscured leaded light double glazed window, access to loft being partially boarded.

Bedroom 1: Angle bay double glazed leaded light windows to front aspect, fitted wardrobes with centre bed recess, single radiator, coved cornice.



Bedroom 2: Leaded light double glazed window to rear garden, single radiator, fitted wardrobes, coved cornice.



Bedroom 3: Double glazed leaded light angle bay window to front aspect, single radiator.

**Bathroom:** Re-fitted with corner bath and mixer tap with shower head and controls, pedestal wash hand basin, airing cupboard, fully tiled walls, double glazed leaded light window, heated towel rail. Airing cupboard also housing hot water tank.



**Sep W/C:** Low level w.c. , obscured double glazed leaded light window.

**Outside:** New roof which we understand was replaced approx. 7yrs ago. Outside recently repainted.

**Garage:** Single garage to side, side gate.

**Rear Garden:** Extending to approx. 130/140' mainly laid to lawn, flower bed borders and mature shrubs, further area of garden with vegetable patch/fruit garden, inc. redcurrants, gooseberries, strawberries, apple tree to rear, conifers, timber shed.



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.

## LEGAL SERVICES

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

*Edition : May 2011*