

MANCHESTERS SOLICITORS

ANDREW DURMAN LLB


the
**Manchesters
Property Centre**

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MITCHLEY VIEW, SANDERSTEAD, CR2 9HQ

LOCATED IN A PRIVATE CUL-DE-SAC, LEVEL WALKING DISTANCE TO WAITROSE, IS THIS PRETTY 2 DOUBLE BEDROOMED, DOUBLE FRONTED DETACHED BUNGALOW, IN NEED OF SOME INTERNAL MODERNISATION.

£365,000 FREEHOLD

- ❑ 2 GOOD SIZED BEDROOMS
- ❑ LARGE LOUNGE/DINER
- ❑ FULLY TILED BATHROOM
- ❑ GAS CENTRAL HEATING
- ❑ DOUBLE GLAZED THROUGHOUT
- ❑ PLEASANT REAR GARDEN
- ❑ LEVEL PLOT/ACCESS TO SHOPS

CHAIN FREE



THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Entrance: Open porch with tiled floor and outside light, front door with double glazed leaded light decorative glazing and small double glazed window to side.

Entrance Hall: 1 x single radiator, small cupboard housing gas meter and fuseboard, picture rail and hatch to insulated loft space, alarm key pad.



Bathroom: Fully tiled bathroom, with panelled bath and shower over, glass screen shower door, pedestal wash hand basin, low level w.c., 1 x single radiator, 2 x obscured double glazed windows.



Lounge/Diner: Large bright room with original tiled fireplace and hearth, and fitted gas fire, 2 x original small leaded light windows to side, sliding double glazed patio doors opening onto garden/patio area, with brick block ramp.



Kitchen: Larder/pantry with window to side, stainless steel sink unit with double glazed window overlooking side of property, double glazed door leading to garden and gated side access to property, double glazed picture window overlooking garden, space for small table and chairs, tiled alcove housing boiler and free standing cooker, 1 x single radiator, linoleum flooring. In need of complete modernisation.



Bedroom 1: Double room with double glazed bay window with leaded light tops, to front of property with deep windowsill, picture rail, 1 x single radiator.



Bedroom 2: Double room with double glazed bay window with leaded light tops, to front of property with deep windowsill, picture rail, 1 x single radiator.



Outside:

Car Port: Small car port, narrowing at rear.



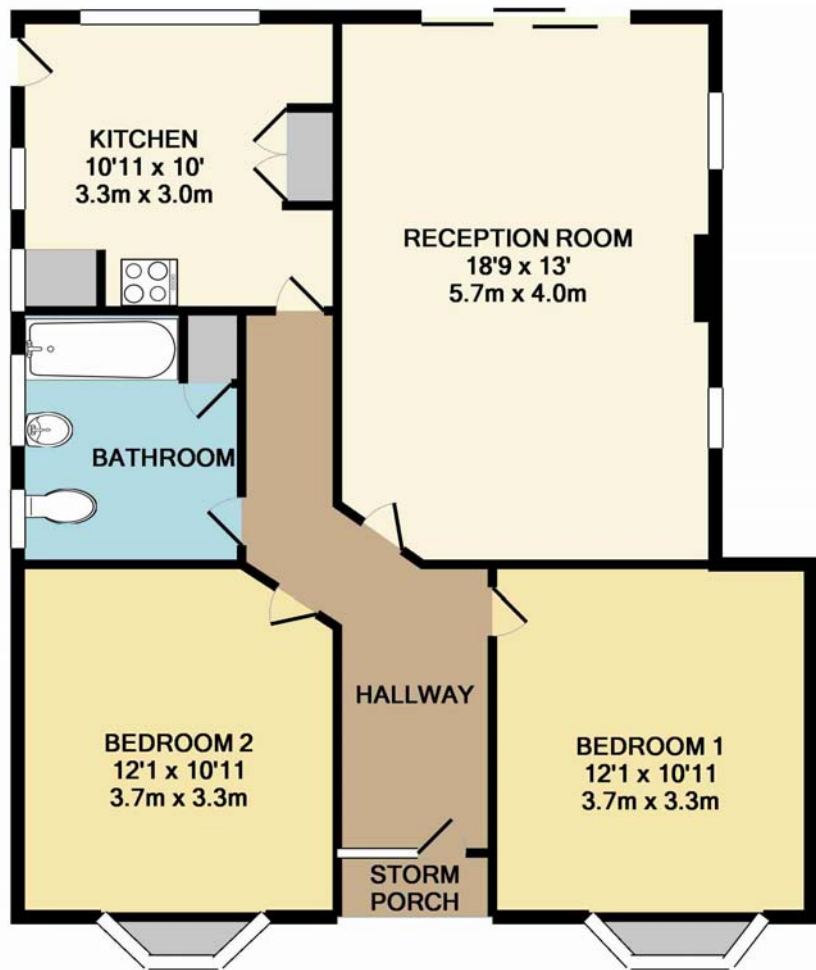
Rear Garden: Good size garden, laid mainly to lawn with mature shrubs and trees, pathway and small patio area. Two garden sheds to one side of property. Wrought iron gated side access to other side of property.

Front Garden: Pretty front garden with paved driveway and car port, space for 2 cars.

VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE

Regulated by the Solicitors Regulation Authority

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		63	(55-68) D
(39-54) E	43		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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

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