

# MANCHESTERS SOLICITORS

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## BLOSSOMS CLOSE, SOUTH CROYDON, CR2 7EZ

RARELY AVAILABLE IS THIS TOWN HOUSE BUILT BY ALFRED MCALPINE  
MODERN 4/5 BEDROOMED DETACHED HOME, CLOSE TO TRAMLINK,  
PROVIDING ACCESS TO CENTRAL CROYDON, OVERLOOKING LLOYD PARK,  
SITUATED IN A SMALL CUL-DE-SAC, OFFERING A PEACEFUL SETTING.  
WITH NO CHAIN VIEWING IS HIGHLY RECOMMENDED

£550,000 FREEHOLD

- ❑ TOWN HOUSE WITH DELIGHTFUL VIEWS
- ❑ MASTER SUITE WITH DRESSING ROOM, BALCONY AND EN-SUITE BATHROOM
- ❑ LARGE LOUNGE WITH SUPERB VIEWS
- ❑ UTILITY ROOM
- ❑ 3 RECEPTION ROOMS

 [rightmove.co.uk](http://rightmove.co.uk)

**THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:**

Door to spacious entrance hall, leaded light double glazed window.

**Entrance Hall:** Radiator, deep storage cupboards with shelving and hanging space. Deep understairs storage cupboard housing fuse box.

**Cloakroom:** Low level w.c., obscured double glazed leaded light window, single radiator, wash hand basin set into vanity unit, part tiled splash back, further deep walk in cupboard.

**Second Lounge/Family Room:** Sliding double glazed patio doors to rear garden, coved cornice, double doors opening to dining room.

**Dining Room:** Double glazed sliding patio doors to garden, double radiator, coved cornice.

**Kitchen:** Fitted with a range of wall mounted and base units, ample work surfaces with inset double drainer sink unit, fitted 4 ring gas hob and double electric oven below, space for fridge/freezer, plumbing for dishwasher, breakfast bar, double radiator, cupboard housing 'Worcester' boiler, and timer controls, tiled floor, part tiled walls, leaded light double glazed window.



**Utility Room:** Work surfaces with single drainer sink unit and cupboards below, plumbing for washing machine, tiled floor, window and part glazed door to side, radiator, part tiled walls.

**Stairs:**Turning staircase to first floor.landing,

**First Floor:**

**Large Lounge:** Double glazed bay window with pleasant views overlooking Lloyd Park and beyond, radiator x 2, coved cornice, wall light points.



**Cloakroom:** Low level w.c., radiator, wash hand basin set into vanity unit, extractor fan.

**Master Bedroom :** Double glazed leaded light windows, coved cornice, single radiator wide archway opening to:



**Dressing room:** Leaded light double glazed window and leaded light double glazed casement door opening to balcony. Range of built in wardrobes, radiator. Door to:

**En-suite bathroom:** Panelled bath with mixer tap, low level w.c., pedestal wash hand basin, radiator, tiled walls, obscured double glazed window.

**Turning staircase to 2<sup>nd</sup> Floor:** With leaded light window.

**Landing:** Airing cupboard housing lagged cylinder, access to loft space.

**Bedroom 2:** Large bedroom, with two double glazed leaded windows to front aspect, radiator, range of built in wardrobes, coved cornice.



**Bedroom 3:** Large double bed with double glazed window overlooking Lloyd Park, radiator, fitted wardrobes.

**Bedroom 4:** Double glazed windows overlooking Lloyd Park, radiator.

**Bathroom:** Panelled bath with mixer tap and shower spray attachment, low level w.c., wash hand basin, radiator, part tiled walls, double glazed Velux window.



**Outside:** Covered car porch.

**Tandem Garage:** garage with up and over door and personal door to garden.

Garden: Rear garden with hedging and mature shrubs, delightful views over Lloyd Park, Paved area.



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

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