

MANCHESTERS SOLICITORS

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the
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COURTLANDS CLOSE, SANDERSTEAD, SURREY. CR2 0LR

SUPERBLY LOCATED IN A QUIET CUL-DE-SAC WITHIN WALKING DISTANCE OF ELMFIELD SHOPS AND SANDERSTEAD TRAIN STATION. THIS PROPERTY HAS A BEAUTIFUL REAR GARDEN OF APPROX 90', VIEWING IS ADVISED.

£369,950 FREEHOLD

- ❑ 4 BEDROOMS
- ❑ LARGE LOUNGE/DINER
- ❑ KITCHEN/BREAKFAST ROOM
- ❑ CLOAKROOM
- ❑ UTILITY ROOM/SUN ROOM
- ❑ GARAGE
- ❑ SUPERB REAR GARDENS

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THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Entrance Hall: Double glazed door, radiator, stairs to first floor,

Cloakroom: Low level w.c, wash hand basin, double glazed window, radiator,

Lounge/Diner: Angle bay double glazed bay window to front aspect, fireplace, radiators, double glazed sliding patio doors opening to rear garden,

Kitchen/Breakfast Room: Fitted with a range of wall mounted and base storage units with ample work surfaces, inset double drainer sink unit with mixer tap, built in 'AEG' electric hob, and fitted extractor hood over, 'Electrolux' electric oven built into tower unit and 'AEG' combination built in microwave over, door to Utility room/Garden room/Playroom.



Utility Room: Double glazed windows, plumbing for washing machine, radiator, double glazed doors to garden.

First Floor: Landing with access to loft space with retractable pull down ladder, double glazed window.

Bedroom 1: Angle bay double glazed window to front aspect, radiator, range of fitted wardrobes to one wall.

Bedroom 2: Double glazed window overlooking rear garden, radiator, built in cupboard.

Bedroom 3: Double glazed window to front aspect, radiator, fitted wardrobe.

Bedroom 4: A triple aspect room with double glazed windows, radiator, fitted cupboard.



Bathroom: Panelled bath with mixer tap and shower spray attachment over, wash hand basin set into vanity unit, part tiled walls, heated towel rail, obscured double glazed window.

Sep W/C: Low level w.c, double glazed window.

Outside:

Rear Garden:

A most magnificent rear garden extending to approximately 90' mainly laid to lawn with mature borders, patio area, well secluded by hedging and trees, side access.



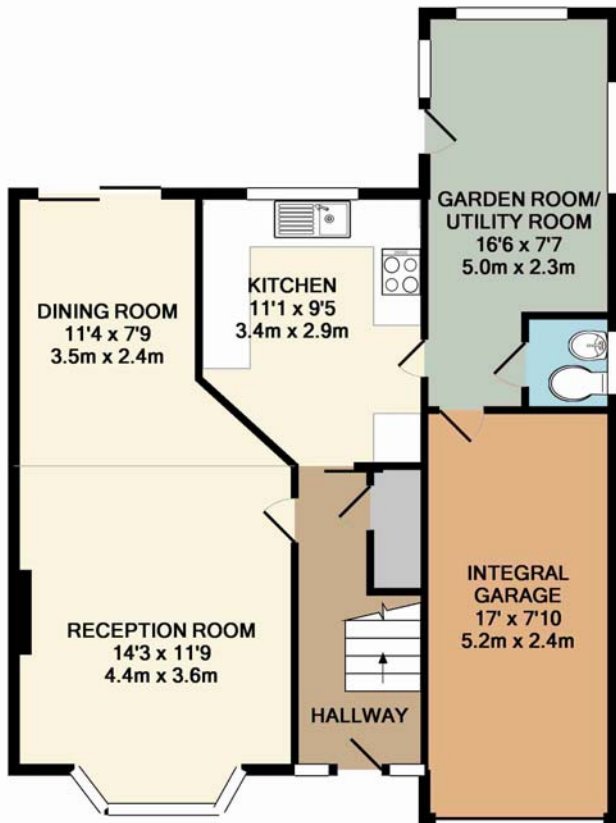
Garage: Single integral garage with up and over door, housing 'Ideal Mexico' boiler.

Front Garden: Driveway providing ample off street parking, lawn, and shrub borders.

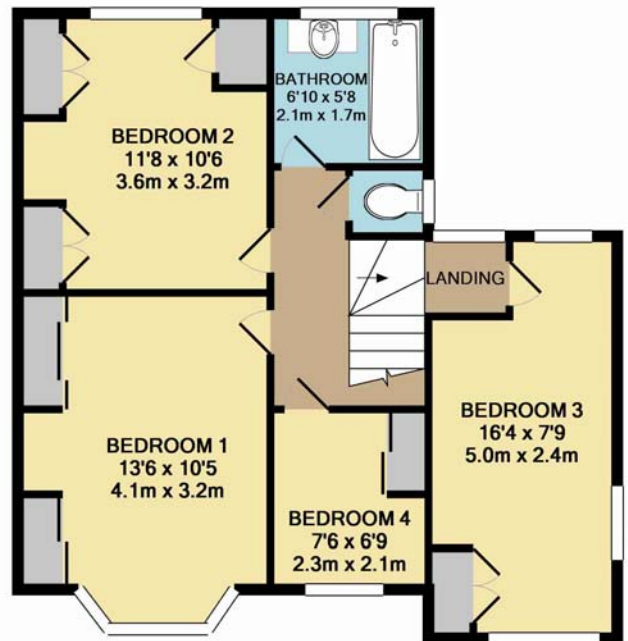
VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE

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		68	(55-68) D
(39-54) E	40		(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



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1119 SQ.FT. (104.0 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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