

MANCHESTERS SOLICITORS

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FARM ROAD, WARLINGHAM, CR6

LOCATED AT THE END OF A QUIET CUL-DE-SAC, THIS END OF TERRACE 3 BEDROOMED FAMILY HOME OCCUPYING AN EXTRA WIDE PLOT OFFERS POTENTIAL FOR EXTENSION STPP. CLOSE TO LOCAL SHOPS, POPULAR SCHOOLS AND TRANSPORT LINKS. VIEWING IS HIGHLY RECOMMENDED.

£265,000 FREEHOLD

- ❑ 3 BEDROOMS
- ❑ LARGE KITCHEN/BREAKFAST ROOM
- ❑ SEPARATE LOUNGE
- ❑ DETACHED LARGE GARAGE
- ❑ WIDE PLOT WITH POTENTIAL FOR EXTENSION STPP.
- ❑ LARGE DRIVEWAY FOR UP TO 3 CARS.

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:
Canopied porch with double glazed front door.

Entrance Hall: UPVC double glazed window to side, 1 x double radiator, understairs cupboard with large storage area and housing for gas and electric meters.



Lounge: UPVC double glazed windows overlooking front of house, electric fire with decorative surround and mantle piece over, 1 x double radiator.



Kitchen/Breakfast Room: Large double aspect room with UPVC double glazed windows overlooking garden, ample base and wall mounted units, built in electric double oven I tower unit, 4 x ring gas hob built into work surfaces with extractor hood over, 1.5 sink unit in white with mixer tap, 1 x single radiator, coved cornice, serving hatch to living room, wall mounted gas boiler, space for washing machine and fridge/freezer, part tiled walls ceramic tiled flooring, part glazed door to large pitched roof out house with ample storage , gardeners w.c. and glazed door to garden.



First Floor:

Stairs: Turning stairs with half landing.

Landing: Galleried landing with UPVC double glazed window to side, loft hatch with retractable ladder to insulated loft space, with lighting.

Bedroom 1: Double room with UPVC double glazed windows overlooking rear garden, coved cornice, 1 x single radiator, built in cupboard with hanging space and shelf over.



Bedroom 2: Double room with UPVC double glazed window overlooking front of house, door to airing cupboard housing lagged cylinder, coved cornice, 1 x single radiator.



Bedroom 3: Large single room with UPVC double glazed window overlooking front of house, picture rail.



Bathroom: Panelled bath with mixer tap and separate power shower over, folding shower screen door, pedestal wash hand basin, low level w.c., part tiled walls, laminate flooring, UPVC double glazed obscured window to rear of property



Outside:

Garage: Double brick built garage with wooden doors, lighting and power, gated side access to rear garden, large wide driveway for 3 cars.

Front Garden: Mainly laid to lawn with hedgerow border.

Rear Garden: Approximately 70' mainly laid to lawn tapering to rear of garden, mature trees, and garden shed.



VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE

Regulated by the Solicitors Regulation Authority

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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