

MANCHESTERS SOLICITORS

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the
**Manchesters
Property Centre**

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HERONDALE, SELSDON, CR2 8SN

WELL MAINTAINED 3 BEDROOMED, SEMI-DETACHED PROPERTY,
LOCATED IN QUIET CUL-DE-SAC WITHIN WALKING DISTANCE OF LOCAL
SHOPS AND POPULAR SCHOOLS.

£259,950 FREEHOLD

- ❑ 3 BEDROOMS
- ❑ LOUNGE/DINING ROOM
- ❑ FULLY FITTED KITCHEN
- ❑ DOWNSTAIRS WC
- ❑ FAMILY BATHROOM
- ❑ GARAGE
- ❑ CHAIN FREE

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Entrance Hall: Obscured Double glazed front door, window to side, double radiator x 1, door to downstairs cloakroom, and glazed door to Lounge/Diner.

Cloakroom: Low level WC, wash hand basin.

Lounge/Dining Room: Large double aspect room with double glazed picture window to front of house, coved cornice, gas fire with Yorkstone tiled hearth and mantle surround, square arch leading to:



Dining Area: Double glazed sliding patio doors leading to garden and patio area, double radiator x 1, coved cornice.



Kitchen: A range of base and wall mounted units, ceiling down lighters, 'Bendix' washing machine, free standing 'Hotpoint cooker', 'Hotpoint' electric halogen 4 ring hob, UPVC double glazed window overlooking garden, double radiator x 1, UPVC glazed kitchen door with side access to garden.



First Floor: :

Stairs: Turning stairs leading from lounge, with storage space under, small double glazed window to side.

Landing: Galleried landing, obscured double glazed window to side, loft hatch.

Bedroom 1: Double room with double glazed window over looking front of house, single radiator x 1, coved cornice, fully fitted double wardrobe, cupboard housing lagged cylinder.



Bedroom 2: Double room with double glazed window over looking rear garden, coved cornice, single radiator x 1.



Bedroom 3: Single room with double glazed window over looking front, double radiator x 1, coved cornice, cupboard housing 'Potterton' boiler.

Bathroom: Fully tiled family bathroom, with walk-in shower and electric 'Triton' power shower, pedestal wash hand basin with mixer tap and mirror over, double glazed obscured window, low level concealed wc, ladder style radiator/towel rail, mirrored cabinet.



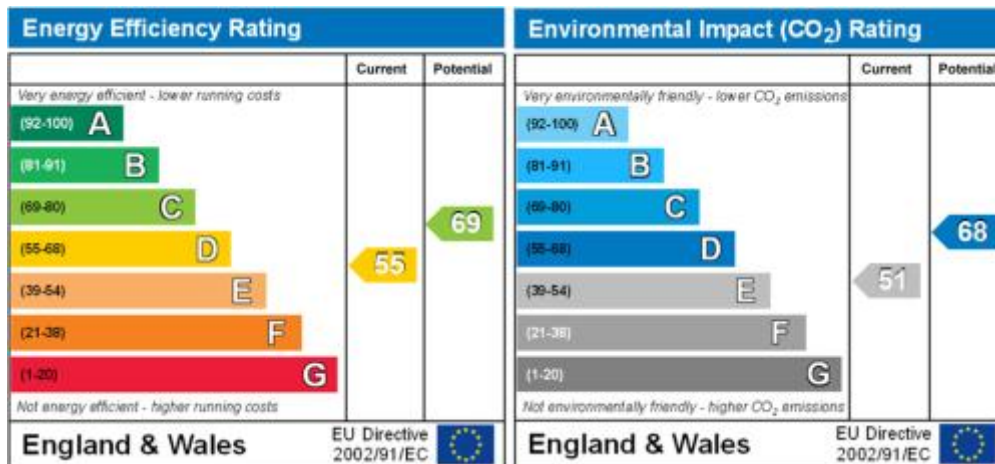
Outside: Gated side access, crazy paved patio and low level wall retaining lawn area with 3 steps up. Outside tap, hose and outside lighting.

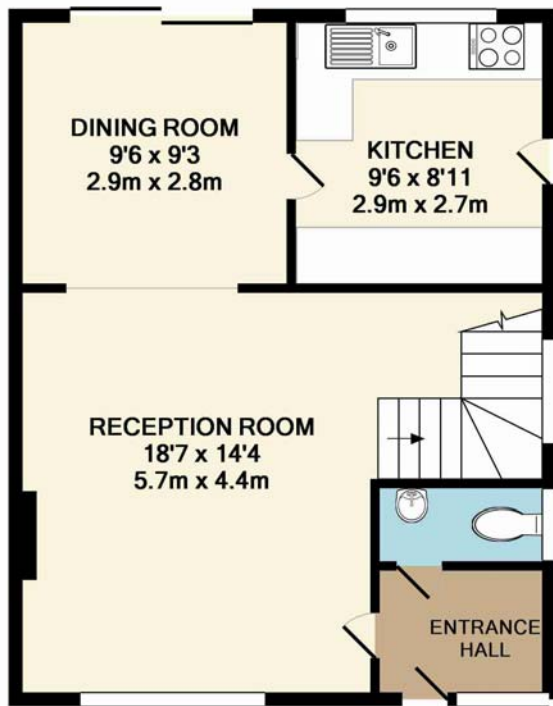
Garage: Single brick built with up and over door, half glazed door at rear to garden, shed to side.

Garden: Mainly laid to lawn, secluded, mature shrubs to side and back, separate paved seating/barbeque area.

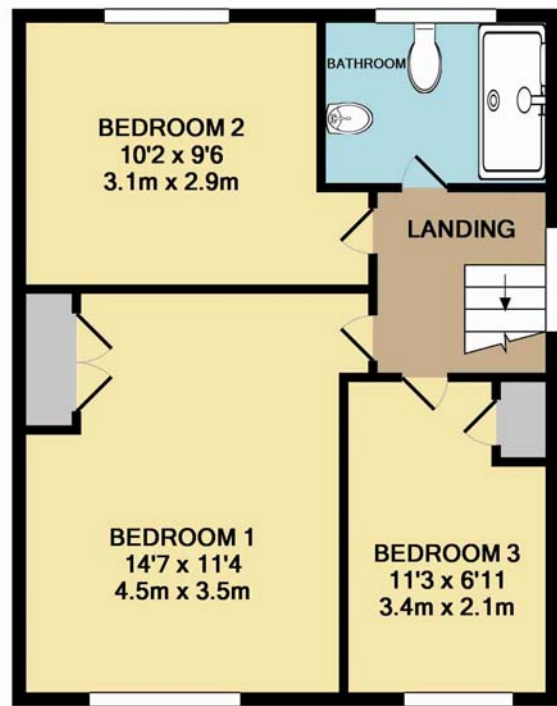


VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 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

Edition : May 2010