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HOLMWOOD AVENUE, SANDERSTEAD, CR2

A PRETTY, WELL MAINTAINED THREE BEDROOMED FAMILY HOME WITH APPROX 150' REAR GARDEN, BEING WELL LOCATED FOR RIDDLESDOWN SCHOOL, STATION AND LOCAL SHOPS.

£319,950 FREEHOLD

- ❑ 3 BEDROOMS
- ❑ LARGE/LOUNGE DINER
- ❑ FULLY FITTED KITCHEN
- ❑ LARGE SHOWER ROOM
- ❑ APPROX 150' GARDEN
- ❑ UTILITY ROOM
- ❑ CAVITY WALL INSULATION

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THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Enclosed double glazed entrance porch with half glazed front door with leaded light panel.

Entrance Hall: 1 x double radiator with shelf over, under stairs cupboard housing gas & electric meters.

Lounge/Diner: Double aspect with double glazed angle bay window overlooking front of house, 1 x double radiator into bay, fire place with gas fire and wooden mantle over, double glazed angle bay sliding patio doors overlooking garden, 1 x single radiator with shelf over, bevelled glazed door to hallway.



Kitchen: Range of base and wall mounted units with lighting under, ample work surfaces, fully tiled, 1.5 bowl stainless steel sink with mixer tap, built into tower unit an AEG double electric oven, 4 ring electric hob in work surface, washing machine, fridge, double glazed window overlooking garden and to rear of garage, double glazed door to patio area.



First Floor:

Stairs: To first floor landing.

Landing: Double glazed window to side of the house, access via retractable ladder to full boarded and insulated loft with electric light.

Bedroom 1: Double room with double glazed angle bay window to front of house, fully fitted deep double wardrobes x 3 with mirrored sliding doors, 1 x single radiator, 2 x wall lights.



Bedroom 2: Double room with double glazed angle bay window overlooking rear garden, 1 x single radiator, 2 x wall lights.



Bedroom 3: Single room with double glazed window overlooking front of house, 1 x single radiator.

Family Bathroom: Fully tiled, large walk-in shower cubicle with electric Triton shower unit, pedestal wash hand basin, low level wc, large airing cupboard housing lagged cylinder and with ample shelving above, extractor fan, double glazed window to side.



Outside:

Garage: Single garage with electric up and over door, power and light.

Garden: Canopied area leading out from the kitchen with a further outbuilding, part covered patio area, steps up to lawn area, mature shrubs, fruit trees and fish pond, further area with greenhouse, shed and vegetable plot, fruit garden, approx. 150'.

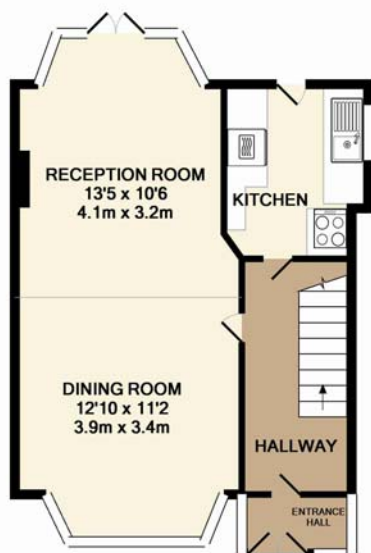
Outbuilding: Originally the garage, now used as utility room and workshop, housing tumble dryer and chest freezer, 1 x triple and 1 x double base unit and work surface area, broom cupboard with shelving above and skylight.



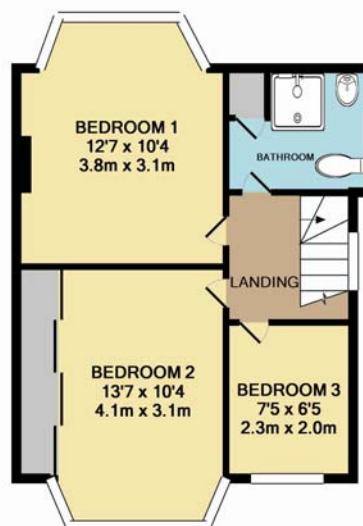


VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D	59	67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E			56
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 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