

MANCHESTERS SOLICITORS

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HYDE ROAD, SANDERSTEAD, CR2 9NP

LOCATED WITHIN WALKING DISTANCE OF RIDDLEDOWN SCHOOL, STATION, AND SANDERSTEAD VILLAGE, IS THIS 4 BEDROOMED DETACHED HOME IN GOOD DECORATIVE ORDER, ENJOYING STUNNING VIEWS OVER RIDDLEDOWN COMMON.

£427,950 FREEHOLD

- ❑ 4 BEDROOMS
- ❑ 2 GOOD RECEPTIONS
- ❑ 2 BATHROOMS (1 EN-SUITE)
- ❑ 20' KITCHEN/BREAKFAST ROOM
- ❑ DOWNSTAIRS CLOAKROOM
- ❑ 100' + REAR GARDEN
- BEAUTIFULLY PRESENTED WITH
- LARGE SUMMERHOUSE
- ❑ MAGNIFICENT VIEWS
- ***** NO CHAIN *****

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THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Double glazed enclosed entrance porch with tiled floor, storage cupboard, hardwood door to: **Entrance Hall:** Understairs cupboard housing meters, and further storage/broom cupboard, double radiator, window, herringbone wood flooring.

Lounge: Double aspect enjoying the most beautiful views to the front over Riddlesdown Common, coal effect gas fire with tiled surround, double radiator x 2, wall light points, double glazed doors opening to patio.

Refitted Kitchen/Breakfast room: Fitted with a range of wall mounted and base storage units in a white gloss finish, integrated freezer, plumbing for dish washer, granite work surfaces with 1.5 bowl sink unit and mixer tap, waste disposal, further work surfaces with inset hob and double electric oven below, fitted extractor hood over. Freestanding Boiler, breakfast bar area, plumbing for washing machine and further work surfaces with butlers sink, coved cornice, ceiling downlighters, tiled floor, double glazed windows overlooking rear garden and door to garden.

Dining Room: Double glazed window to front aspect, single radiator

Cloakroom: Low level w.c., wash hand basin, tiled floor, cupboard, extractor fan, double glazed window.

First Floor:

Landing: Access to loft space, double glazed window.

Master Bedroom: Double glazed window to front aspect, fitted wardrobes to one wall, single radiator.

En-suite bathroom: Large walk in double shower with power shower, large overhead spray and hand held spray, pedestal wash hand basin, low level w.c., panelled bath with mixer tap, tiled floor, double glazed window, ceiling downlighters.

Bedroom 2: Double glazed windows to front aspect, range of fitted wardrobes, single radiator.

Bedroom 3: Double glazed window, airing cupboard housing lagged cylinder, further shelved cupboard, fitted wardrobe.

Bedroom 4: Double glazed window, radiator.

Family Bathroom: Panelled bath, pedestal wash hand basin, low level w.c., separate shower cubicle with mains shower, extractor fan, single radiator, fully tiled walls, storage cupboard and shelving over, ceiling downlighters.

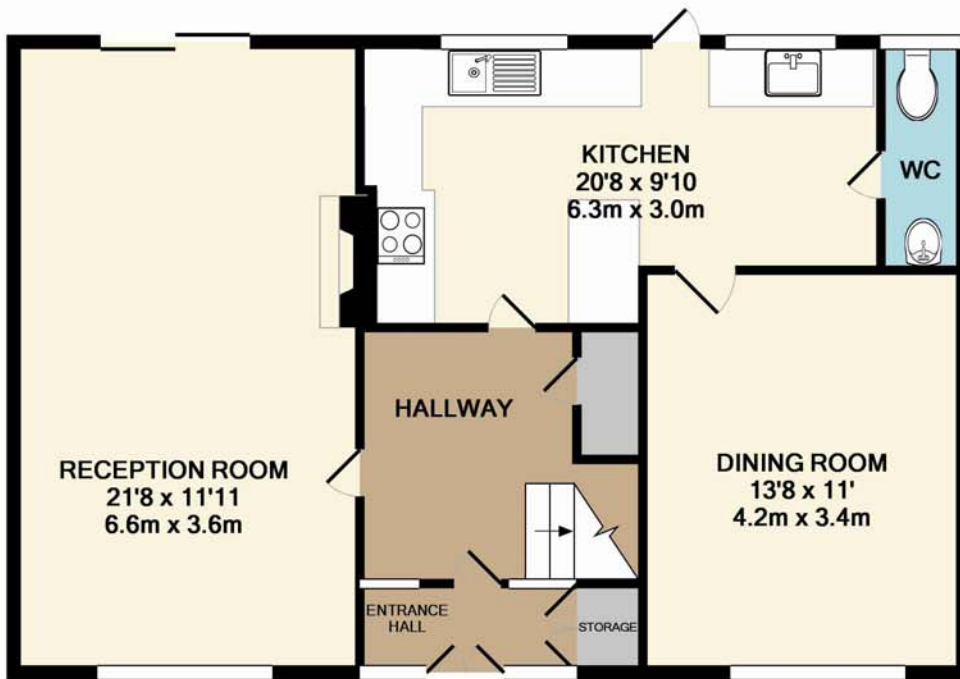
Outside:

Garage: Detached single garage with up and over door.

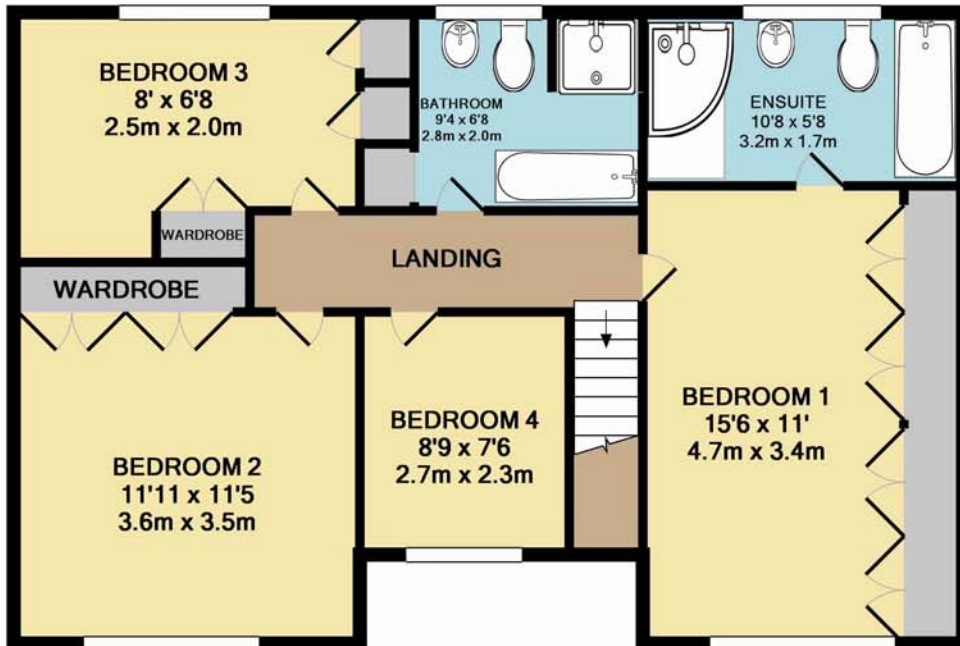
Rear Garden: Paved patio and further slightly raised patio, large summer house and timber decked area, lawn, mature shrubs and flower borders, gated side access

Front Garden: Mature shrubs and flower borders, steps to front door

VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1464 SQ.FT. (136.0 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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ENTRANCE HALL



LOUNGE



LOUNGE



DINING ROOM



KITCHEN/BREAKFAST ROOM





MASTER BEDROOM



EN-SUITE BATHROOM



FAMILY BATHROOM



REAR VIEW OF HOUSE



REAR GARDEN



REAR GARDEN



PATIO



TOP AREA OF GARDEN WITH TIMBER DECK



VIEWS OVERLOOKING RIDDLESDOWN COMMON

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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