

MANCHESTERS SOLICITORS

ANDREW DURMAN LLB


the
**Manchesters
Property Centre**

JAMES MANCHESTER MA LLB

19/21 LIMPSFIELD ROAD, SANDERSTEAD, SURREY CR2 9LA

TEL: 020 8657 5599
www.manchesters.co.uk

FAX: 020 8651 6173
enquiries@manchesters.co.uk



DRAFT DETAILS AWAITING VENDOR'S APPROVAL

19 MITCHLEY AVENUE, PURLEY, SURREY, CR8 1BZ

WELL LOCATED WITHIN WALKING DISTANCE OF
RIDDLESDOWN HIGH SCHOOL AND RIDDLESDOWN STATION
IS THIS FAMILY HOME BEING WELL PRESENTED

OFFERS IN EXCESS OF £425,000 FREEHOLD

- ❑ 4 BEDROOM DETACHED HOME
- ❑ 2 RECEPTION ROOMS
- ❑ WELL PRESENTED KITCHEN/BREAKFAST RM
- ❑ CLOAKROOM
- ❑ GARAGE AND O/S PKG

 rightmove.co.uk

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Obscure glazed front door leading to:

Entrance Hall: Parquet flooring, single radiator, built-in storage.

Cloakroom: Low level wc, wash hand basin, tiled splashback, single radiator, obscure window.

Lounge: 16'7 x 12'7 (5.06m x 3.84m)

Feature brick built fireplace, wooden flooring, three radiators, double glazed patio doors leading onto garden, tv aerial point, thermostat.



Dining Room: 13'8 x 12'9 (4.17m x 3.89m)

Double glazed bay window to front aspect, two radiators, coved ceiling.

Kitchen/Breakfast Room: 16'7 x 9'2 (5.06m x 2.8m)

Range of wall mounted and base units, single drainer stainless steel sink unit with mixer taps, space for gas cooker, space for washing machine, space for dishwasher, space for fridge/freezer, breakfast bar, wall mounted gas fired boiler for central heating and hot water, double glazed window overlooking garden, door to garden.



First Floor:

Stairs:

Landing:

Picture rail, double glazed window to side aspect.

Bedroom 1: 17'5 x 13'1 (5.31m x 3.99m)

Range of built-in wardrobes with mirrored door fronts, double glazed window overlooking garden with panoramic views, telephone point, built-in vanity wash hand basin, door leading to:

Bedroom 4/Dressing Room: 8'4 x 6'6 (2.54m x 1.98m)

Double glazed window overlooking garden, radiator, coved and textured ceiling.

Bedroom 2: 13'3 x 12'9 (4.04m x 3.89m)

Double glazed bay window overlooking garden, radiator, coved ceiling.

Bedroom 3: 9'8 x 8'5 (2.95m x 2.57m)

Double glazed window to front aspect, radiator, picture rail.

Family Bathroom: Refitted in a white suite comprising panel enclosed bath, wall-mounted shower mixer taps, wash hand basin set in vanity surround with cupboards under, radiator, built-in airing cupboard, coved and textured ceiling, obscure double glazed window.

Sep W/C: Obscure double glazed , low level wc, single radiator, coved and textured ceiling.

Outside:

Tandem Garage:

Front Garden: Mature hedge with flower beds and borders, own driveway with parking for several cars.

Side Entrance to rear garden and raised paved patio overlooking

Rear Garden:

Being a feature of the property, mature rear garden with areas of lawn, flower beds and borders, mature shrubs, feature decking adjacent to property, outside light, outside tap, garden shed, gated side access.

VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE

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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