

# 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](http://www.manchesters.co.uk)

FAX: 020 8651 6173  
[enquiries@manchesters.co.uk](mailto:enquiries@manchesters.co.uk)



## 75 THE RUFFETTS, SOUTH CROYDON, CR2 7LT

A MOST ATTRACTIVE 3 BEDROOMED DETACHED HOUSE, HAVING BEEN EXTENDED TO THE GROUND FLOOR, OFFERING SPACIOUS FAMILY ACCOMMODATION. CLOSE TO LOCAL SHOPS AND TRANSPORT FACILITIES INCLUDING TRAM LINKS. VIEWING IS ADVISED.

£379,950 FREEHOLD

- ❑ SPACIOUS LOUNGE
- ❑ LARGE DINING ROOM
- ❑ RE-FITTED KITCHEN
- ❑ LARGE CONSERVATORY
- ❑ WELL MAINTAINED AND PRIVATE REAR GARDEN
- ❑ OFF STREET PARKING

 [rightmove.co.uk](http://rightmove.co.uk)

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

**Entrance Hall:** Leaded light enclosed entrance porch, part glazed door to understairs storage cupboard, meter cupboard, built in cloakroom cupboard, single radiator.

**Lounge:** Double aspect with leaded light double glazed window to front, single radiator, coved cornice, electric wall fireplace with feature flame, double glazed double doors to conservatory.



**Dining Room:** Double aspect with double glazed windows overlooking rear garden, double glazed door to garden, single radiator, coved cornice.



**Kitchen:** Re-fitted with a range of wall mounted and base storage units, complementary work surfaces, integrated washing machine and dish washer, built-in 4 ring 'Tecnik' gas hob and 'Tecnik' electric oven below, fitted extractor hood, space for fridge freezer, 1½ bowl sink unit and mixer taps, part tiled walls, double glazed window, tiled floor.



**Conservatory:** Large double glazed conservatory with tiled floor, casement door, double doors to garden.



**First Floor:**

**Stairs:** Stairs to first floor landing

**Landing:** Loft access to insulated and boarded loft space, double glazed window.

**Bedroom 1:** Leaded light double glazed window to front aspect, 'Sharps' fitted wardrobes with centre bed recess and cupboards over, matching dressing table and drawers unit, single radiator.



**Bedroom 2:** Double glazed window to rear, fitted wardrobes to one wall, built-in single wardrobe, single radiator.



**Bedroom 3:** Leaded light double glazed window, deep walk-in recess suitable for storage, single radiator, pedal wash hand basin.

**Bathroom:** Tiled panel bath with mixer taps and shower spray attachment, cupboard housing 'Potterton' boiler, cupboard housing lagged cylinder and shelving, fully tiled walls, obscure double glazed window.

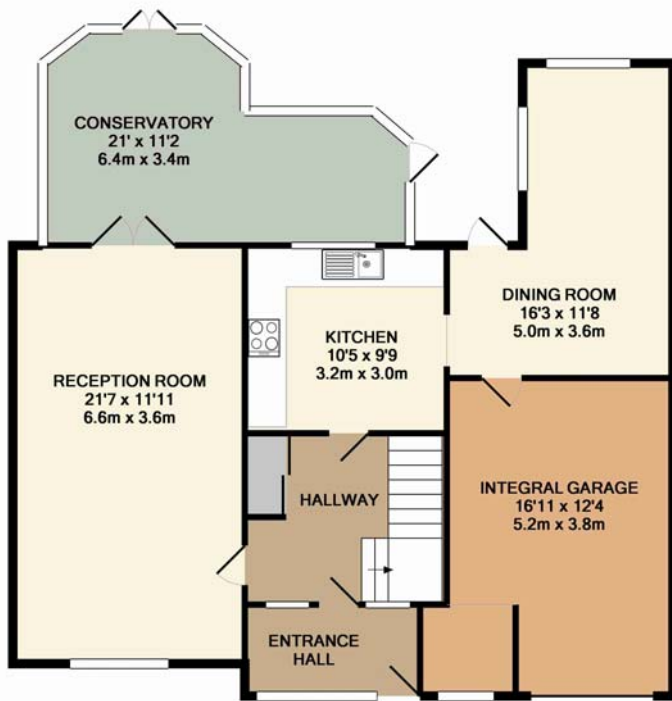
**Sep W/C:** Low level ½ tiled walls, single radiator, obscure double glazed window

**Outside:**

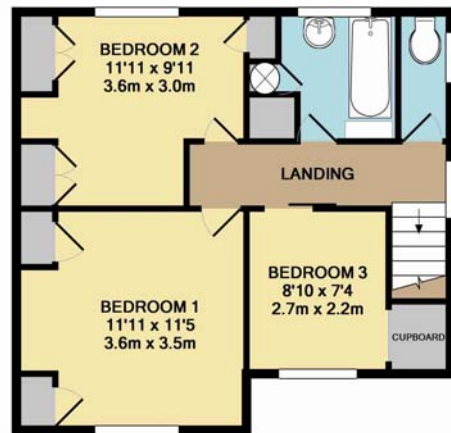
**Garage:** Larger than average garage with window, up and over door, door to dining room.

**Garden:** Approx 60' rear garden laid to lawn, slightly raised paved area with large pond and fountain, being secluded by shrubs and conifers, paved patio.





GROUND FLOOR

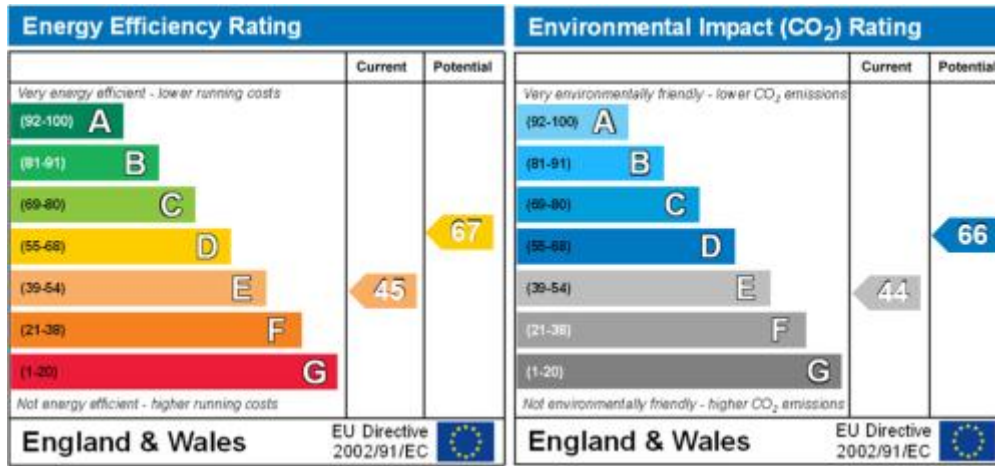


1ST FLOOR

TOTAL APPROX. FLOOR AREA 1130 SQ.FT. (105.0 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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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

*Edition : May 2010*

Regulated by the Solicitors Regulation Authority