

MANCHESTERS SOLICITORS

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74 GRAVEL HILL, SELSDON, CROYDON, CR0 5BE

WELL LOCATED FOR TRANSPORT FACILITIES INCLUDING TRAM IS THIS EXTENDED 5 BEDROOM SEMI-DETACHED HOME ENJOYING PLEASANT VIEWS TO THE FRONT

£399,950 FREEHOLD

- ❑ EXTENDED 5 BED SEMI-DETACHED
- ❑ 26' LOUNGE /DINER
- ❑ 15' FAMILY/UTILITY ROOM
- ❑ CLOAKROOM
- ❑ MATURE REAR GARDEN
- ❑ CLOSE TO TRAMLINK AND SHIRLEY HILLS

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THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Double glazed doors to enclosed porch, double glazed door to:

Entrance Hall:

Stairs to first floor, single radiator, understairs cupboard housing meters.

Lounge/Diner: 26'2 x 12'6 (8m x 3.81m)

Double glazed angle bay window to front, double glazed French doors with window to side opening to rear garden, double radiators, coal effect gas fire with surround, coved cornice.



Kitchen: 11.0' x 8'8 (3.38m x 2.66m)

Fitted with a range of wall mounted and base storage units, with intergrated fridge and freezer, display wall cabinet, integrated electric hob with double electric oven below, fitted extractor hood over, 1½ bowl sink unit with mixer taps, double radiator, double glazed window overlooking rear garden.



Utility Room/Family Room: 15'2 x 8'11 (4.63m x 2.74m)

Fitted base units with work surfaces over, inset butlers sink with mixer taps, plumbing for washing machine. Plumbing for dish washer, space for fridge freezer, space for table and chairs, double glazed doors, opening to rear garden.



Cloakroom: Low level w.c., wash hand basin, double glazed windows providing borrowed light, extractor fan.

Study: 17'5 x 12'2 (5.31m x 3.71m)

Double glazed window to front aspect, double radiator, air conditioning unit, coved cornice.

First Floor:

Landing: Access to fully boarded and insulated loft space, skylight velux window.

Bedroom 1: 12'5 x 10'9 (3.80m x 3.30m). Double glazed window to rear aspect, range of fitted wardrobes, double radiator, coved cornice.



Bedroom 2: 14'1 x 10'11 (4.30m x 3.34m) Angle bay double glazed window to front aspect, range of fitted wardrobes, double radiator, coved cornice.

Bedroom 3: 8'1 x 6'5 (2.47m x 1.96m). Double glazed window, single radiator, coved cornice.

Bedroom 4: 10'11 x 12'2 (3.71m x 3.35m). Double glazed window to rear aspect, coved cornice, radiator.

Bedroom 5: 12'2 x 7'6 (3.72m x 2.29m). Double glazed window to front aspect, coved cornice.

Family Bathroom: Panelled bath with independent 'Aqualisa' power shower over, pedestal wash hand basin, low level w.c., fully tiled walls, extractor fan, obscured double glazed window, single radiator.



Outside:

Rear Garden: Paved patio, lawn, fish pond with decorative bridge over, secluded and bordered by hedging and conifers, shrubs, large timber shed, gated side access, outside store approached via double glazed door housing boiler.



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:

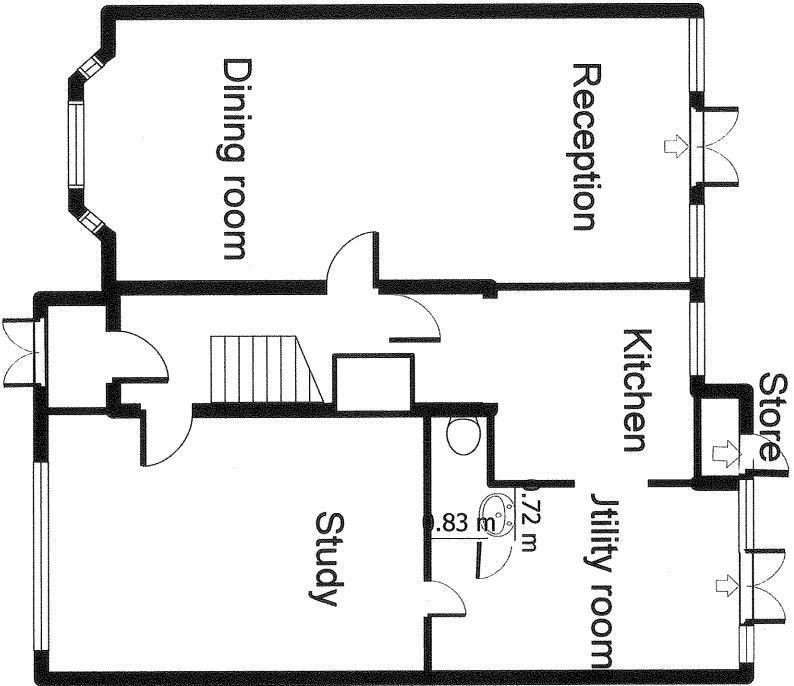
- Wills
- Probate /Administration of Estates
- Tax Advice
- Trusts
- Powers of Attorney

If you would like further information, please telephone to make an appointment.

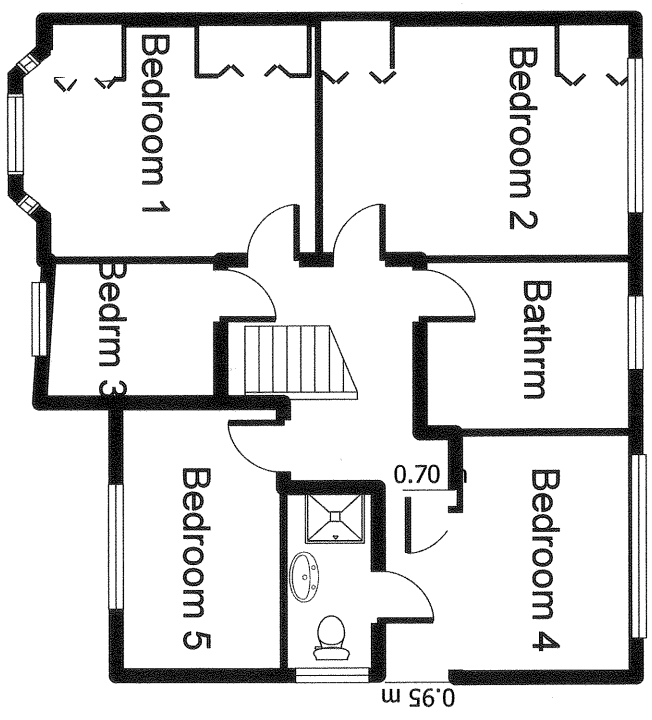
Manchesters Solicitors 020 8651 3118

Edition : May 2010

Gravel Hill, South Croydon, Surrey
Note: This plan is intended to be used as a guide only and should not be relied upon for accuracy.



Ground floor



First floor