

MANCHESTERS SOLICITORS

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the
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REEDHAM DRIVE, PURLEY, CR8 4DS

EXCEPTIONALLY WELL PRESENTED 4 BEDROOMED, 2 BATHROOM FAMILY HOME IN SECLUDED QUIET CUL-DE-SAC LOCATION. WALKING DISTANCE TO REEDHAM STATION. VIEWING IS HIGHLY RECOMMENDED.

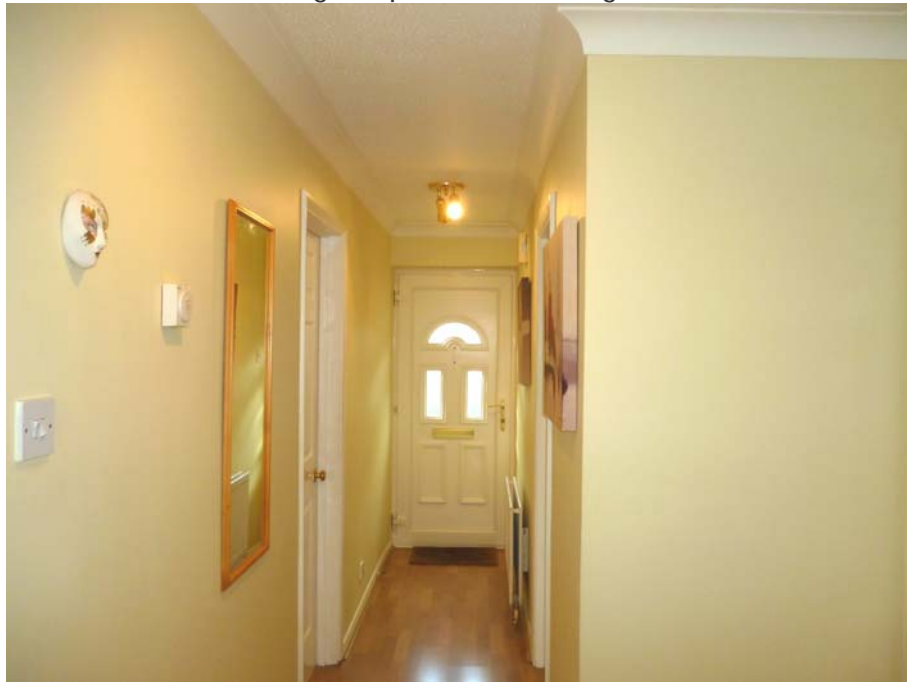
£299,950 FREEHOLD

- ❑ MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- ❑ 3 FURTHER BEDROOMS
- ❑ LARGE LOUNGE 19'x12'
- ❑ FAMILY BATHROOM
- ❑ DINING ROOM/STUDY
- ❑ FULLY FITTED KITCHEN / BREAKFAST ROOM
- ❑ DOWNSTAIRS CLOAKROOM
- ❑ DETACHED GARAGE

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Double glazed door to :

Entrance Hall: Laminate flooring, double radiator, coved cornice, stairs to first floor, deep understairs storage cupboard, housing electric meter.



Cloakroom: Concealed low level wc, petite wash basin and tiled splash back, obscured double glazed window, tiled floor.

Lounge: Good sized lounge with sliding double glazed patio doors to rear garden, 2 x double radiators, small double glazed window, laminate flooring, coal effect gas fire with attractive marble surround and wooden mantel over, coved cornice.



Dining Room/Study: Double glazed window to front aspect, double radiator, laminate flooring, coved cornice.



Kitchen/Breakfast Room: with a range of wall mounted and base storage units, ample work surface with inset 1.5 bowl sink unit and mixer taps, electric hob and single electric oven below, fitted extractor hood over, plumbing for washing machine, wall mounted ' Worcester boiler ' part tiled walls, space for table and chairs, double aspect with double glazed window, tiled floor.



First Floor:

Stairs: Turning stairs to:

Landing: Access to loft space, airing cupboard housing lagged cylinder with shelving.

Bedroom 1: Double glazed window to front, laminate floor, range of fitted wardrobes with centre bed recess and storage over, laminate floor, radiator, door to En-Suite Shower Room fully tiled with mains shower, hand wash basin with cupboard below, concealed low level wc, tiled walls, obscured double glazed window, ladder style heated towel rail.



Bedroom 2: UPVC double glazed window to rear overlooking rear garden, sliding mirror fronted wardrobes, 1 x single radiator.



Bedroom 3: UPVC double glazed window to front, 1 x single radiator.



Bedroom 4: UPVC double glazed window to rear aspect, 1 x single radiator.



Family Bathroom: Panelled bath with mixer taps, shower spray attachment, glass folding shower door, pedestal wash hand basin, low level wc, fully tiled walls, tiled floor, 1 x single radiator.



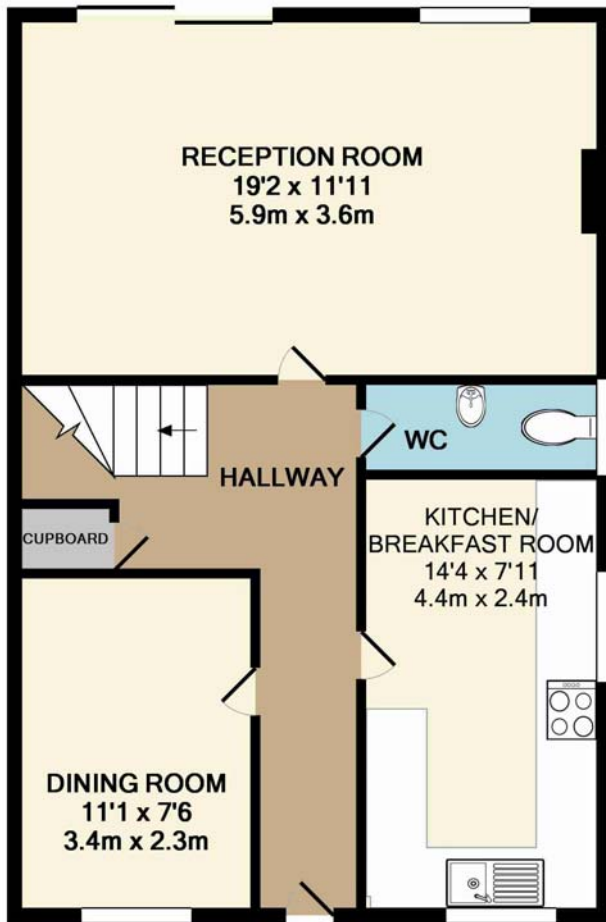
Outside:

Garage: Single garage with up and over door at rear of property, access via rear garden gate, or steps via side of house.

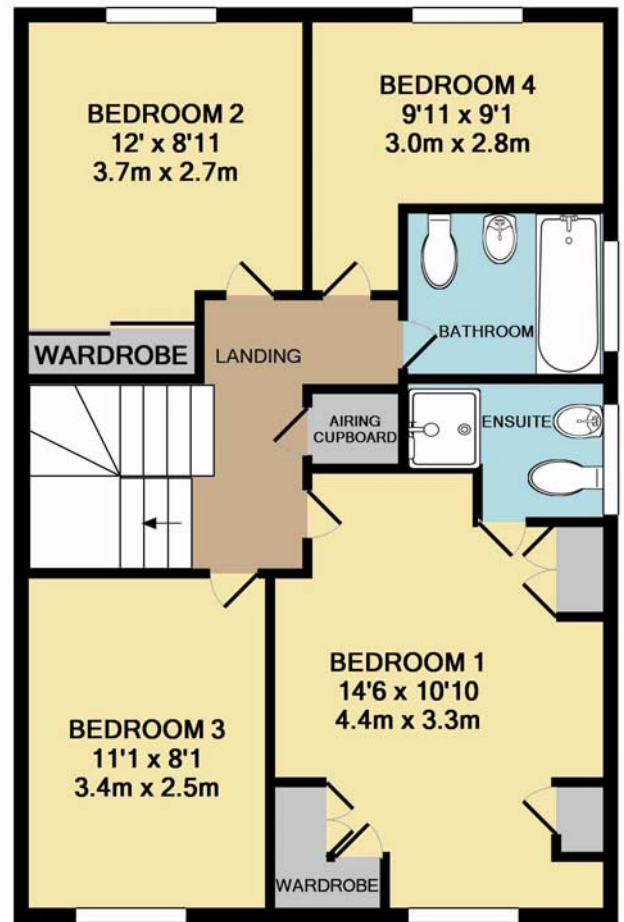
Garden: Pretty rear garden with flower bed borders, pebbled area, suitable for table and chairs, paved patio, rear access.



VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1141 SQ.FT. (106.0 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		67	72	(55-68) D	65	71	
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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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