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the
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Property Centre**

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SUNNYDENE ROAD, PURLEY, CR8 2DJ

CONVENIENTLY LOCATED FOR PURLEY TOWN CENTRE AND TRAIN STATION IS THIS EXTREMELY WELL PRESENTED 3 BEDROOMED MID TERRACED HOME JUST OFF THE GODSTONE ROAD.

£255,000 FREEHOLD

- ❑ 3 BEDROOMS
- ❑ FIRST FLOOR MODERN BATHROOM
- ❑ EXTENDED KITCHEN WITH INTEGRATED APPLIANCES.
- ❑ 2 RECEPTION ROOMS
- ❑ WELL KEPT REAR GARDEN
- ❑ NO CHAIN

Regulated by the Solicitors Regulation Authority

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THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Door to:

Entrance Hall: Single radiator, laminate flooring, coved cornice, stairs to first floor.

Lounge: Double glazed window to front aspect, radiator, picture rail, open fireplace with attractive surround, laminate flooring, coved cornice.



Dining Room: Double glazed window to rear aspect, laminate flooring, picture rail, ceiling downlighters, recessed shelving, radiator.



Kitchen: Fitted with a range of wall mounted and base storage units, with display lighting, in a maple wood finish, integrated 'Bosch' dishwasher and integrated washer/dryer, integrated fridge and separate freezer, work surfaces with inset 1.5 bowl stainless steel sink unit and mixer tap, cupboard housing 'Worcester' boiler, part tiled walls, fitted 'Stoves' 5 ring gas hob, fitted extractor hood over, single electric oven below. Deep understairs storage cupboard, housing fuse box and electric meter, single radiator, laminate flooring, double aspect with double glazed windows, double glazed door to garden.



First Floor:

Landing: Access to loft space, storage cupboard with shelving.

Bedroom 1: Double glazed windows to front aspect, picture rail, radiator, single built in cupboard.



Bedroom 2: Double aspect with double glazed window to rear and side, single radiator, cast iron fireplace, laminate flooring.

Bedroom 3: Double glazed window, single radiator, laminate flooring.

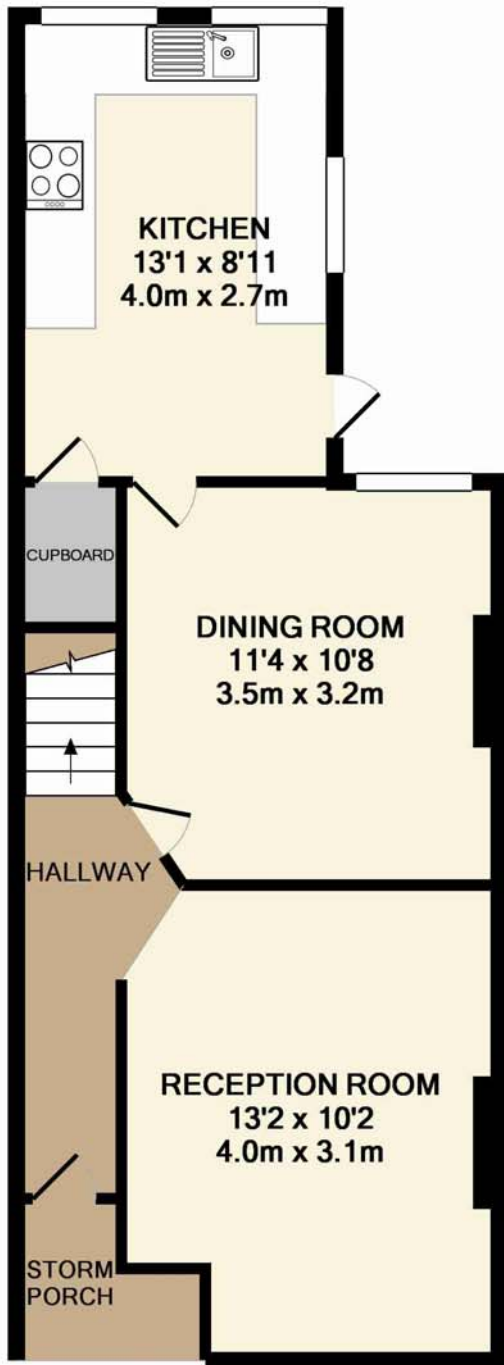
Bathroom: Panelled bath with mixer tap, independent mains shower, bowl shaped basin with mixer tap and cupboard below, vanity mirror over with attractive lighting, low level w.c. ladder style towel rail, tiled walls and tiled floor, ceiling downlighters, extractor fan.



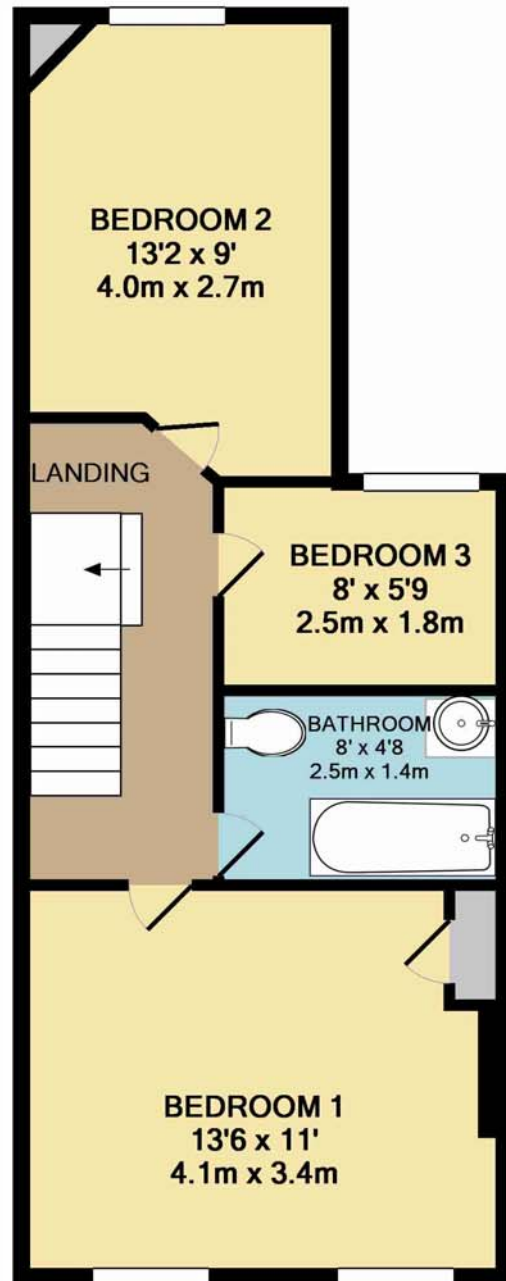
Outside:

Garden: Paved patio and further slightly raised patio laid to lawn, timber shed, outside tap.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 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