

MANCHESTERS SOLICITORS

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the
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CHESTNUT GROVE, SOUTH CROYDON, CR2 7LL

LOCATED IN THE POPULAR BALLARDS FARM AREA IS THIS WELL MAINTAINED FAMILY HOME, CLOSE TO LOCAL SHOPS, OPEN SPACES, ROYAL RUSSELL, OLD PALACE & TRINITY SCHOOLS. COOMBE RD. TRAM LINK IS ALSO CLOSE BY OFFERING ACCESS TO EAST CROYDON STATION AND BEYOND.

- ❑ 3 BEDROOMS
- ❑ LARGE LOUNGE/DINER
- ❑ KITCHEN WITH BREAKFAST BAR
- ❑ FAMILY BATHROOM
- ❑ FULLY DOUBLE GLAZED
- ❑ 80' SECLUDED MATURE GARDEN
- ❑ GARAGE AND PRIVATE DRIVEWAY
- ❑ UTILITY AREA
- ❑ CLOAKROOM
- ❑ CAVITY WALL INSULATION

£335,500 FREEHOLD



Regulated by the Solicitors Regulation Authority

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Double glazed porch with part glazed door to:

Entrance Hall: radiator, UPVC double glazed window to side, understairs cupboard housing gas meter, small cupboard housing electric meter, stairs to first floor.



Lounge: Leaded light angle bay window to front aspect, two double and one single radiator, wall light points, gas fire with surround, open plan to dining area with double glazed sliding patio doors to rear garden, access hatch to kitchen.



Kitchen: Fitted with a range of base storage and wall mounted units, glass fronted China display wall units, built in double electric oven in tower unit, gas hob set into work surface with large extractor hood over, water softener, part tiles walls, double bowl stainless steel sink unit and mixer tap, ample works surfaces and breakfast bar area, double glazed window, overlooking rear garden, boiler, space for fridge, tiled floor, double glazed door opening to rear garden.



First Floor:

Landing: Access to insulated and part boarded loft space with retractable ladder, suspended ceiling and feature mirrored wall with wooden display shelving, double glazed window.

Bedroom 1: Large double glazed angle bay window, coved cornice, double radiator, single shelved wardrobe, feature archway with doors to:



Dressing room/Bedroom 3: Deep fitted wardrobes to one wall with lights, further wardrobe with shelving. (Door from landing currently not used but easily opened as remains in situ.)

Bedroom 2: UPVC double glazed window, airing cupboard housing lagged cylinder and shelving, single radiator, deep triple built-in wardrobes with ample storage above with shelving.



Bathroom: Corner Parisienne tub with mixer taps and mains shower, fully tiled walls, single radiator, basin set into vanity unit, single double glazed window, extractor fan.



Sep W/C: Low level w.c. with obscured double glazed window and suspended ceiling.

Outside:

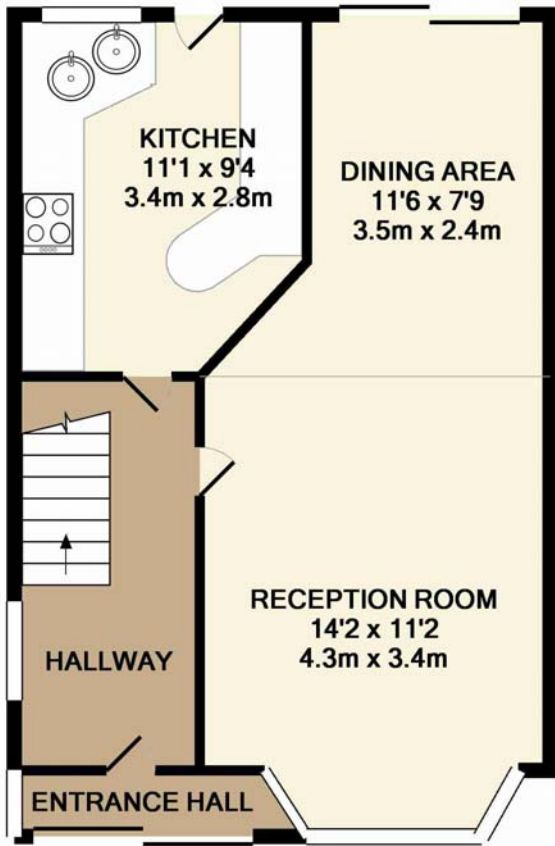
Door to **LARGE GARAGE**, window, plumbing for washing machine, wall cupboards, power and light, cloakroom with single drainer sink unit and gardeners low level w.c.

Garage: Large single garage with up and over door. Further parking for 3 cars.

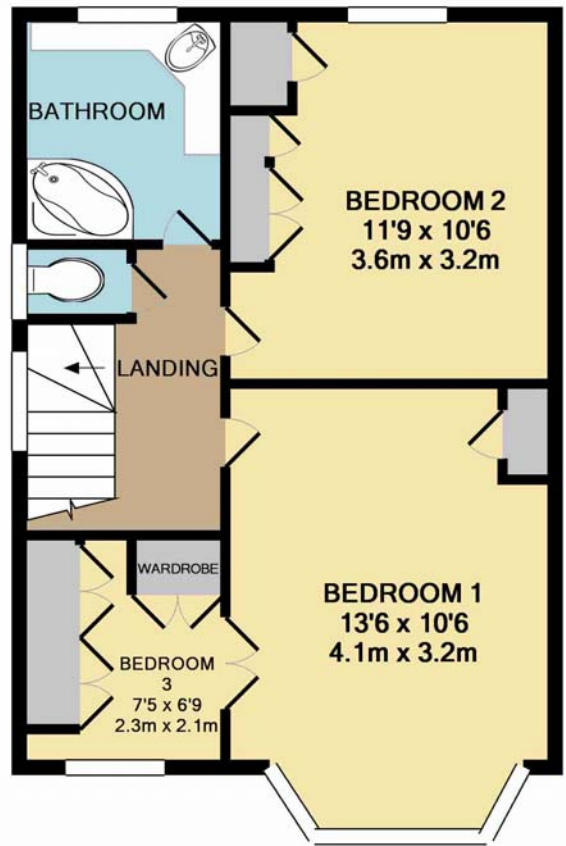
Garden: Approx. 80' x 45' Large paved patio area with shaped steps down to large pond with decked bridge over, pergola with mature clematis, large shed with power and light, ornamental water feature, outside lighting, mature hedging, silver birch and cherry tree, several arbours with mature climbing shrubs over, mature flower beds, vegetable patches, two double glazed greenhouses with power and light. **SUMMER HOUSE** hexagonal shaped.

VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE
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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 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		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	68	71	(55-68) D
(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

Edition : May 2010