

MANCHESTERS SOLICITORS

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CREST ROAD, SOUTH CROYDON, CR2 7JR

IDEALLY LOCATED FOR LOCAL SHOPS, OPEN SPACES AND GOOD TRANSPORT LINKS IS THIS ATTRACTIVELY EXTENDED 4 BEDROOMED SEMI-DETACHED HOME. THE PROPERTY IS VERY WELL PRESENTED AND VIEWING IS HIGHLY RECOMMENDED.

£399,950 FREEHOLD

- ❑ 4 BEDROOMS
- ❑ 3 RECEPTIONS
- ❑ DOWNSTAIRS CLOAKROOM/SHOWER ROOM
- ❑ EXTENDED 2004/5 OVER 3 FLOORS
- ❑ 2003/4 REFITTED KITCHEN/BREAKFAST ROOM
- ❑ FAMILY BATHROOM
- ❑ FULLY DOUBLE GLAZED
- ❑ 140' SECLUDED REAR GARDEN

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Entrance Hall: Double glazed door to front, double radiator, under stairs storage cupboard housing gas meter and further storage cupboard.

Ground floor shower room: Fully tiled shower cubicle with 'Mira' electric shower, pedestal wash hand basin, low level w.c., fully tiled walls, UPVC obscured double glazed window, ladder style towel rail, tiled floor.

Lounge: UPVC double glazed angle bay window, coal effect gas fire and attractive marble effect surround, picture rail, double radiator and single radiator.



Dining Room: UPVC double glazed French doors open to rear garden, open fireplace with carved wood surround, picture rail and double radiator.



Inner hallway: Tiled floor, storage cupboard.

Third reception: UPVC double glazed window to side and UPVC double glazed Velux window, laminate flooring, radiator, wall light points.

Kitchen/Breakfast room: Refitted in 2003/4 with a range of wall mounted and base storage units in white finish, complementary work surfaces with inset 1.5 bowl sink unit, and mixer tap, space for cooker and large fitted extractor hood over, space for fridge/freezer, plumbing for washing machine, radiator, tiled floor, double glazed window to rear and double glazed door to garden.



First Floor:

Landing: 1st floor double glazed window and stairs to 2nd floor.

Bedroom 1: Double glazed angle bay window to front, double radiator, picture rail, fitted wardrobes to one wall.



Bedroom 2: Sliding mirror fronted fitted wardrobes, UPVC double glazed window overlooking rear garden, radiator, picture rail.

Bedroom 3: Single room, double glazed window, radiator, picture rail.

Top Floor:

Landing: Double glazed window. Door to loft space and housing for cold water tank. Airing cupboard housing lagged cylinder and pump for shower.

Family Bathroom: Panelled bath with mixer tap and separate shower over, pedestal wash hand basin, fully tiled walls, obscured double glazed window, radiator.

Sep W/C: Double glazed window, radiator.

Outside:

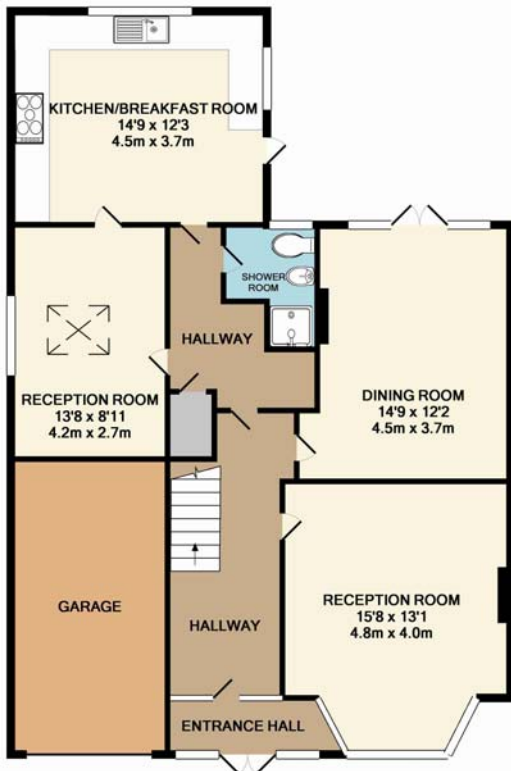


Garage: Single garage with up and over door, power and light.!

Garden: Paved patio, large lawn, mature shrubs, offering much privacy, 2 x timber sheds, approximately 140' in length, arbour, gated side access, door to garage, outside tap.

VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE

Regulated by the Solicitors Regulation Authority

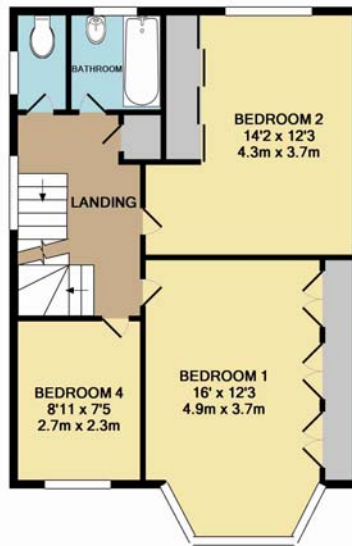


GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1679 SQ.FT. (156.0 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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1ST FLOOR



2ND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	65
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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