

MANCHESTERS SOLICITORS

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the
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68 CHELSHAM ROAD, SOUTH CROYDON, CR2

IMMACULATELY PRESENTED 5 BEDROOM DETACHED FAMILY HOME LOCATED ACROSS THREE FLOORS. IDEAL FOR THE LARGER FAMILY/FOSTER CARERS. COULD BE USED AS A HOME PRACTICE SUCH AS OSTEOPATHIC CLINING ETC SUBJECT TO USUAL CONSENTS.

£585,000

FREEHOLD

- ❑ 5 BEDROOMS
- ❑ 3 RECEPTIONS
- ❑ BEAUTIFULLY PRESENTED THROUGHOUT
- ❑ SECLUDED GARDENS
- ❑ CLOSE TO STATION AND LOCAL SCHOOLS
- ❑ PERFECT FAMILY HOME

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THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Porch: Attractive canopied porch with decorative walling and original double part glazed doors to large and impressive entrance porch.

Entrance Porch: With a good amount of storage cupboards, double glazed windows, vinyl flooring. Original part glazed door with attractive windows with side opening to:

Entrance Hall: Very large entrance hall comprising many attractive and original features including picture rail, ornate coving, decorative radiator cover, large double glazed window to side, built in storage cupboard, coat hanging space, laminated flooring, stairs to basement and first floor landing.



Drawing Room/Reception room 1: 16' x15' (4.89 x 4.59m) Double aspect with large double glazed bay window to front aspect and double glazed window to side, cast iron coal effect gas fire with decorative surround and carved wooden mantle, picture rail, ornate coving, laminated flooring.



Dining Room/Reception Room 2: 12'10 x 12'1 (3.93 x 3.70m) Double glazed window overlooking rear garden, built in storage cupboard, picture rail, double radiator, laminated flooring.



Kitchen/Breakfast room: 15' x 11.11' (4.62 x 3.65m). Large kitchen/breakfast room fully fitted with a range of wall mounted and base units with ample work surfaces, part tiled walls, inset one and a half bowl drainer and stainless steel sink unit with mixer taps, space for range cooker and fridge/freezer, plumbing for dishwasher and washing machine, laminate flooring, large double glazed windows overlooking rear garden.



Utility Room: (10' x 8'10 3.06 x 2.70m) Double aspect room with double glazed windows overlooking rear garden, part tiled walls fitted with a range of base units with work surfaces incorporating single drainer stainless steel sink unit and mixer taps, wall mounted boiler, central heating controls.

Shower Room: Fully tiled shower cubicle with 'Galaxy Aqua' electric shower, low level wc, pedestal wash hand basin, part tiled walls, radiator, double glazed obscured window.

First Floor:

Stairs: Leading to double aspect split level first floor landing with large picture window, double radiator, storage space and access to left space.

First floor landing with doors to:

Bedroom 1/Master Bedroom: 15'1 x 13'1 (4.61 x 4.01m) Attractive cast iron fireplace with coal effect fire and carved wooden mantle surround, large double glazed windows to front aspect, coved ceiling, radiator, laminated flooring. Currently being used by the vendors as a fourth reception room.



Bedroom 2: 13'1 x 12'11 (3.99 x 3.96m) Double glazed window to rear aspect, coved cornice, radiator, laminated flooring.



Bedroom 3: 9'7 x 9'2 (2.94 x 2.80) Large double glazed window to rear aspect, radiator, laminated flooring.



Bedroom 4: 12'11 x 12'4 (3.94 x 3.77) Large double glazed window overlooking rear garden, radiator, coved cornice, laminated flooring.



Lower Level Landing: Built in storage cupboard, radiator, double glazed window to front aspect, dado rail, doors to:

Family Bathroom: Beautiful re-fitted bathroom with fully tiled white panel bath with mixer taps and wall mounted shower over, pedestal wash hand basin, heated towel rail and radiator, airing cupboard with shelving and housing immersion, double glazed obscure window to rear aspect.

Separate WC: Low level wc, half tiled walls, double glazed obscure window to rear aspect.



Stairs leading down from entrance hall to:
Basement

Reception room 3: 15'11 X 14'0 (4.86 X 4.21) Fireplace with inset coal effect electric fire with attractive surround and mantle , decorative radiator cover, under-stairs cupboard housing gas meter, double glazed door to garden.

1st 'Store Room': 8'7 x 4'2 (2.6 x 12.8m) large walk-in storage cupboard, two double glazed windows.

2nd 'Store Room' 8'11 x 4'3 (2.74 x 1.32m) A further walk in storage cupboard, two double glazed windows.

Bedroom 5: 12'9 x 11'0 (4.54 x 3.90m) Double glazed windows overlooking garden, built in storage cupboards, radiator, laminated flooring.



Outside:

Rear Garden: Very private and secluded garden extended to approx 80', mainly laid to lawn with paved patio area, hosting a variety of mature shrubs, plants and hedging. Side access to both sides of the property.



Front Garden: Cobbled paved driveway providing off street parking for two vehicles, cobbled shaped step to entrance and small flower bed.

Garage:: Single garage with up and over doors.

VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE
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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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