

# MANCHESTERS SOLICITORS

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62 BEECHWOOD ROAD, SANDERSTEAD, CR2 0AA

A SUPERBLY PRESENTED AND EXTREMELY SPACIOUS CHARACTER EDWARDIAN STYLE SEMI DETACHED HOME LOCATED WITHIN WALKING DISTANCE OF BOTH SANDERSTEAD AND PURLEY OAKS STATIONS.

£599,950 FREEHOLD

- ❑ 5 BEDROOM SEMI DETACHED HOME
- ❑ 3 LARGE RECEPTION ROOMS
- ❑ UTILITY ROOM
- ❑ MASTER BED WITH ADJOINING BEDROOM/DRESSING ROOM
- ❑ BEDROOM 2 WITH BALCONY
- ❑ SUMMER HOUSE , HOUSING SWIMMING POOL
- ❑ SINGLE GARAGE

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Regulated by the Solicitors Regulation Authority

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

Sliding double glazed door to enclosed

**Entrance Porch:** Part glazed panelled wood door to

**Entrance Hall:** Stained glass leaded light window, double radiator, ornate coving, laminated flooring, under-stairs storage cupboard housing gas meter, central heating thermostat, further storage cupboard, Grand turning Staircase to first floor.

**Lounge:** 16' x 15'4 (4.88 x 4.68m)

Attractive double glazed bay window to front aspect with stained glass leaded light top window. Cast iron fireplace with tiled surround and carved wood mantle, wall light points, double radiator, picture rail, laminated flooring



**Dining Room:** 17'3 x 11'11 (5.26 x 3.63)

Casement doors with windows to side opening to conservatory, cast iron fireplace with carved wood mantle over, double radiator, ornate coving, laminate flooring.



**Conservatory:** 19'8 x 8'8 (6' x 2.66m)

Double glazed conservatory with sliding doors to garden, double radiator.



**Breakfast room:** 17'4 x 9'4 (5.29 x 2.85)

Casement door with windows to each side, opening to conservatory, attractive china display dresser, double radiator, picture rail.



**Boiler Room:**

Housing 'Potterton' wall mounted boiler and electric meter, window

**Ground Floor Shower Room:**

Walk-in shower with mains shower, Wash hand basin set into vanity unit with cupboard above and below, Step down to low level wc, fully tiled, window.

**Kitchen:** 7'7 x 7'2 (2.3 x 2.19m)

Fully fitted with a range of wall mounted and base storage units in white, work surface areas incorporating one and a half bowl sink unit with mixer taps, space for electric cooker with fitted extractor hood over, part tiled walls, double glazed windows and double glazed door to:

**Utility Room:** 21'6 x 11'2 (6.56 x 3.41m)

Single drainer stainless steel sink unit, plumbing for washing machine, double glazed door to garden, window, door to garage.

**First Floor:**

Stairs leading to:

### **First Floor Landing:**

Staircase to 2<sup>nd</sup> floor with attractive balustrade to 2<sup>nd</sup> floor, built in storage cupboards, picture rail and doors leading to:

### **Master Bedroom: 15'11 x 12'7 (4.85 x 3.84m)**

Large double glazed bay window with part glazed leaded light top windows to front aspect, double radiator, original cast iron fireplace with attractive mantle, ornate coving and picture rail.



### **Inter-connecting Bedroom/Dressing Room: 12'6 x 8'11 (3.81 x 2.72m)**

UPVC double glazed window with leaded light top windows to front aspect, picture rail, double radiator, internet connection, ornate coving, ceiling downlighters.

### **Bedroom 2: 13'1 x 11'9 (3.99 x 3.58m)**

UPVC double glazed doors opening to balcony with decorative wrought iron balustrade and exterior lighting, wash hand basin with mixer taps, cupboard below and vanity mirror above, cast iron fireplace with attractive mantle.

### **Bedroom 3: 14' x 9'5 (4.27 x 2.87m)**

UPVC double glazed window to rear aspect, double radiator, wash hand basin with cupboard below, picture rail, cast iron fireplace.

### **Separate W.C.**

Low level wc, obscure double glazed window.

### **Second Floor Landing**

UPVC double glazed window, range of storage cupboards, access to loft space being boarded with retractable ladder.

### **Bedroom 4: 13'8 x 13'9 (4.17 x 4.19m)**

UPVC double glazed window to front aspect, double radiator, eaves storage, cast iron

fireplace, access to loft, internet point.

**Bedroom 5/Studio: 22'4 x 14'4 (6.81 x 4.37m)**

Double aspect with UPVC double glazed windows, eaves storage cupboard, cast iron fireplace, internet point, picture rail, ceiling downlighters, two double radiators.

**Bathroom:**

Corner Jacuzzi bath with seating area and shower over, wash hand basin set into vanity unit with vanity mirror over and display lighting, fully tiled walls, airing cupboard housing logged cylinder, obscure double glazed window, radiator.

**Sep W/C:**

Low level wc. Obscure double glazed window.

**Outside:**

**Garage: 16'1 x 11' (4.91 x 3.36m)**

Remote up and over door.

**Garden:** Mainly laid to lawn with flower bed and security light with steps leading to:

**Large Cedarwood Summer House**

Housing 1.68m deep (approx 22' x 13') heated pool with roll away cover, power and lights.

**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

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