



10 Westfield Avenue, Sanderstead, Surrey, CR2 9JU

Pollard Machin
estate agents since 1885

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Westfield Avenue
Sanderstead
Surrey CR2 9JU

Guide Price £800,000

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Description

An attractive and well presented 4 bedroom 3 reception room detached family residence with 16'3 fitted kitchen/breakfast room, en suite shower room, cloakroom, 150' garden with timber summer chalet together with views to the front over the road towards fields.

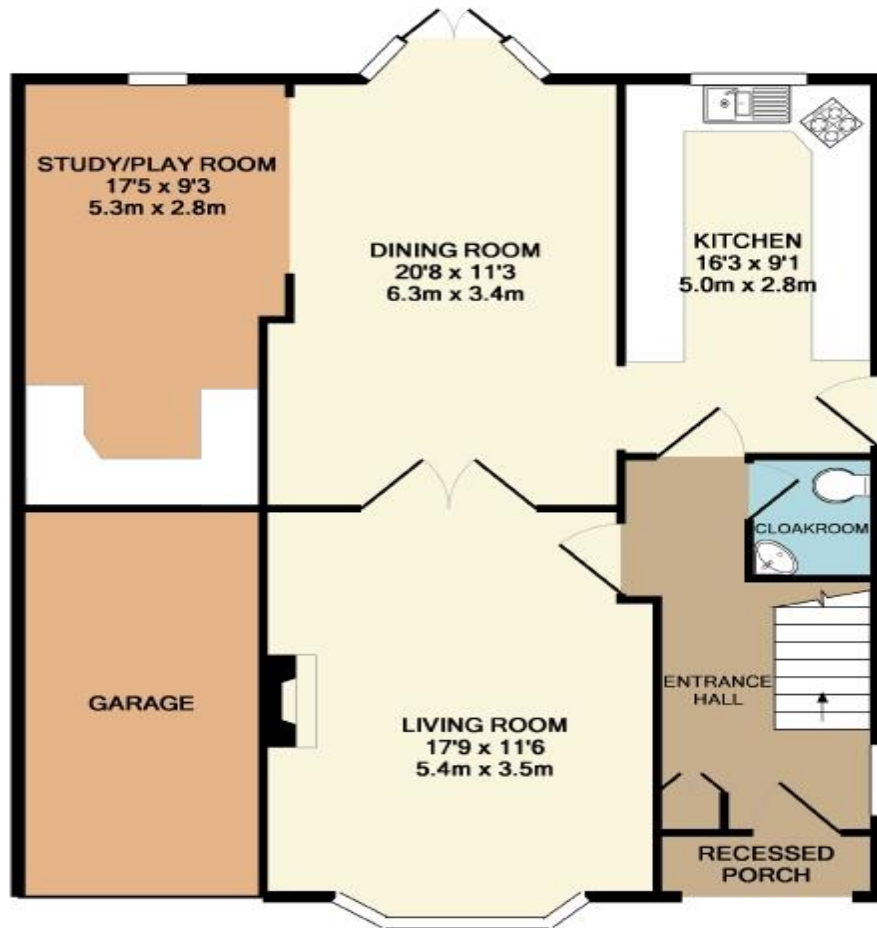
Accommodation

Porch: Reception Hall: Cloakroom: 17'9 Lounge with ornate fireplace: 20'8 Dining Room with double doors opening onto the patio and garden: 17'6 Playroom/Study: 4 Bedrooms: Ensuite Shower Room to master: Family Bathroom with independent shower cubicle: 150' Garden with extensive patio area and 22'4x12'6 Timber Summer Chalet: Garage: Own Driveway with ample parking: Gas Central Heating: Double Glazing being led to front elevation.

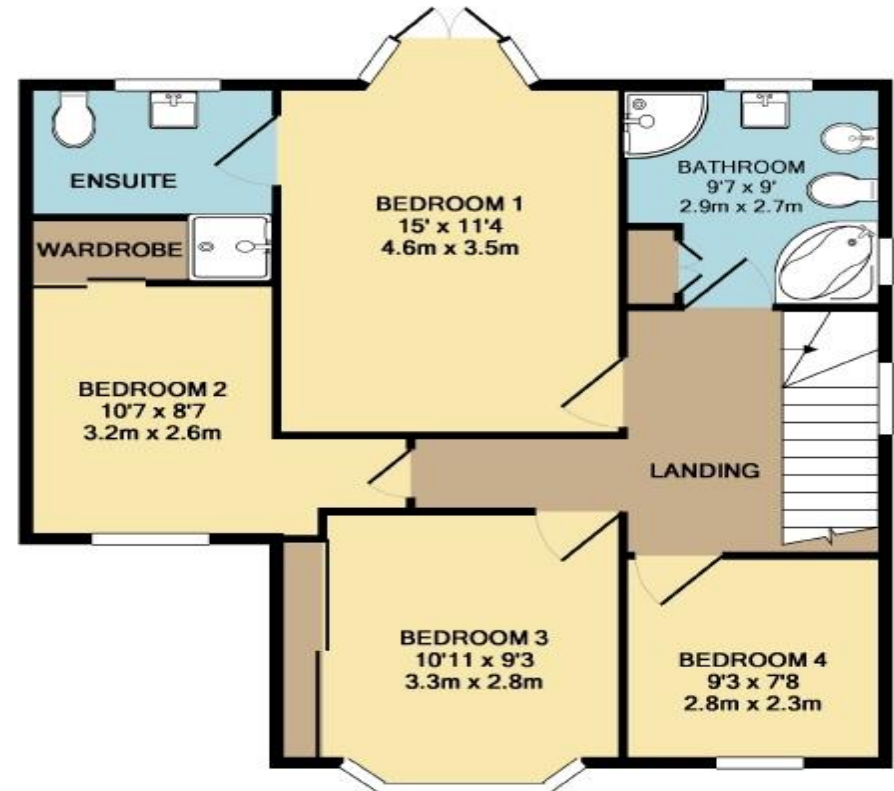
Location

Westfield Avenue is located off Rectory Park being within reach of open countryside, Sanderstead village parade of shops together with Waitrose, a choice of cricket, tennis and golf courses, churches, Atwood, Gresham and Riddlesdown schools together with Riddlesdown station and bus services to Purley, Sanderstead, Selsdon, Warlingham and Croydon.





GROUND FLOOR



1ST FLOOR

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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The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Viewings Strictly by Appointment Only

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