

3 Bedroom Semi Detached Bungalow

Westfield Avenue, Sanderstead, CR2 9JU

Offers Over

£600,000



- 3 BEDROOMS
- OFFICE/DRESSING ROOM
- DRIVEWAY
- CLOSE TO SOUGHT AFTER SCHOOLS
- TRANSPORT LINKS

- BUNGALOW
- LARGE CONSERVATORY
- LARGE REAR GARDEN
- CLOSE TO AMENITIES
- SCOPE TO EXTEND STPP



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Hannah James Estates are delighted to welcome to the market a rarely available 3 bedroom semi-detached bungalow with flexible accommodation, Situated in a sought after road within walking distance to Sanderstead Village.

The home would suit a young family with Gresham Primary, Atwood Primary, and Riddlesdown Secondary school all being a short walk away. The property would also benefit a retired couple due to the property benefiting from a versatile living layout.

The property consists of a spacious hallway leading to the lounge followed by two double bedrooms and the third bedroom which is currently being used as a dining room. Furthermore, there is a shower room, Separate WC, kitchen with a range of wall and base mounted cupboards, Sink, integrated oven and with ample space for appliances, The kitchen leads to the bright and larger than average east facing conservatory, which has been fitted with air conditioning making that more enjoyable during the summer months.

The property also benefits from the side extension which is currently being used as an office space and dressing room, which in conveniently access via two of the bedrooms.

Externally there is a delightful East facing large rear garden which is mainly laid to law with mature shrubs and trees. It features a large patio area, store cupboard and garden shed. The garden can also be access via the large conservatory.

To the front of the property there is the driveway offering off street parking for several cars and side access to the rear garden.

Location

Set in a most sought-after set of roads providing convenient access to both Sanderstead, Purley and Selsdon. Sanderstead is renowned for its open spaces and community spirit. There are lots of clubs and groups within walking distance, such as the Scouts, Girl Guides, and Sanderstead library. The village provides a range of shops that include Costa Coffee, barbers, dry cleaners, opticians and a Waitrose Supermarket.

The open space of Sanderstead Recreation Ground comprises of a swing park, coffee shop and a central pavilion currently being used as a nursery. Waitrose, Sainsbury's, Tesco's and Aldi are all close by. There is also a good range of both state and independent schools including Riddlesdown Secondary school, Croydon High, Primary schools include Ridgeway Primary & Nursery, Gresham Primary, Sanderstead Park Nursery, and Atwood Primary Academy.

Situated within easy reach of open countryside at Riddlesdown Common, Riddlesdown train station is a short walk away, with frequent direct services to London Bridge and London Victoria with an impressive commute time of 20 minutes. East Croydon is two stops away with transfers to London Gatwick and the coast. Additionally, the 412 bus routes are close to hand serving neighbouring towns.







Floorplan(s)

Westfield Avenue, Sanderstead, CR2

Total Floor Area: 113.7 m² ... 1224 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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