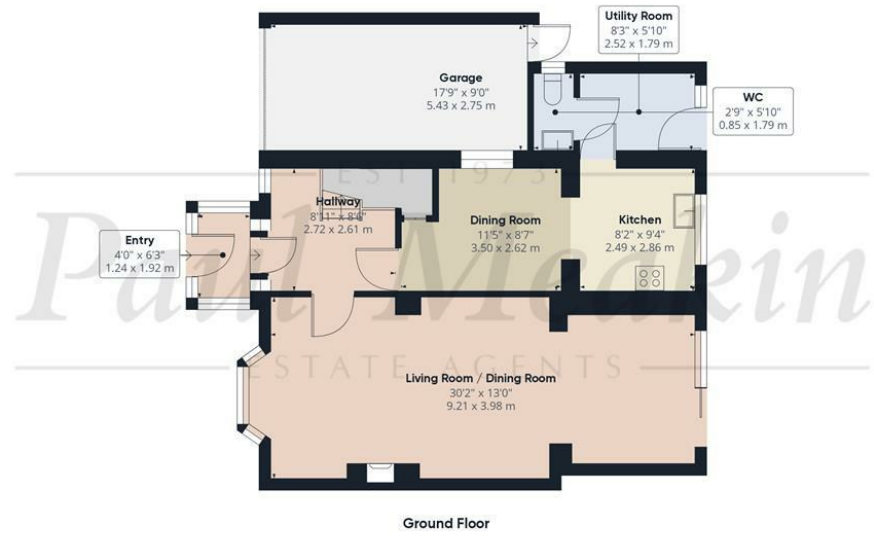




EST 1973
Paul Meakin Offers In Excess Of £625,000 Westfield Avenue, South Croydon, CR2 9JW
 ESTATE AGENTS



Approximate total area^m
 1320.92 ft²
 122.72 m²

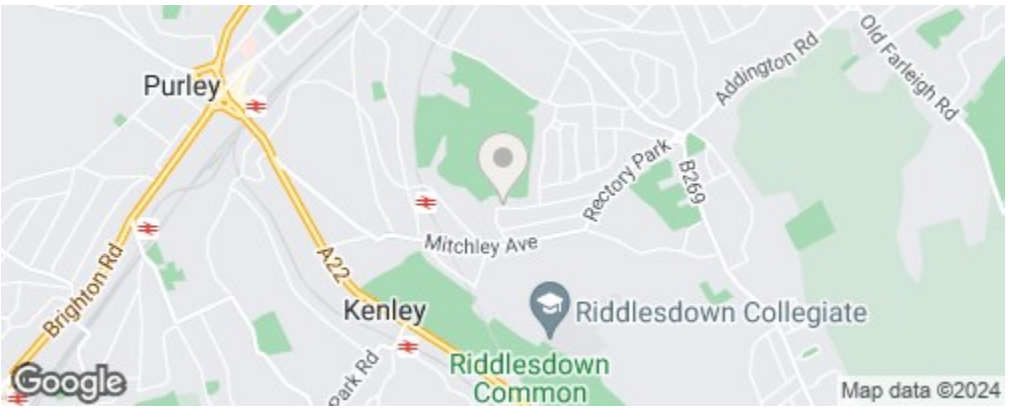


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Paul Meakin would like to welcome to the market this three-bedroom semi-detached family home on a sought-after residential road. Internally, the property offers a bright and spacious lounge/dining room with sliding patio doors leading to the secluded, landscaped garden. This property has an open-plan kitchen/breakfast, separate utility, downstairs WC and a garage with an electric door which you can access from the driveway used for off-street parking. Whilst upstairs, there are two double bedrooms, a third bedroom/ study and a family bathroom with a separate WC.



The property is accessible to Sanderstead village shops, including Waitrose supermarket (1 mile) and Purley town center (1.3 miles) with its excellent train services providing fast and frequent links to central London (Victoria and London Bridge); additionally, it is located within approximately 0.5 miles of Riddlesdown train station which also provides links to central London.

The area offers excellent local schools as well as open spaces and recreational facilities, golf courses and frequent bus services to Croydon and Purley.

Call now to book a view to appreciate the size and location. EPC Pending | Council tax E

- Three bedroom family home
- Spacious reception rooms
- Lanscaped garden
- Garage and off street-parking
- Accessible to Sanderstead village shops
- Only 0.5 miles from Riddlesdown train station



- Entrance Hall
8'11" x 8'6" (2.72 x 2.61)
- Living room/ Dining room
30'2" x 13'0" (9.21 x 3.98)
- Kitchen
8'2" x 9'4" (2.49 x 2.86)
- Dinning room
11'5" x 8'7" (3.50 x 2.62)
- Utility
8'3" x 5'10" (2.52 x 1.79)
- WC
2'9" x 5'10" (0.85 x 1.79)
- Garage
17'9" x 9'0" (5.43 x 2.75)
- Landing
8'0" x 4'1" (2.44 x 1.27)
- Bedroom
9'7" x 13'3" (2.94 x 4.04)
- Bedroom
11'10" x 10'8" (3.61 x 3.27)
- Bedroom/ Study
6'3" x 8'8" (1.93 x 2.65)
- Bathroom
5'5" x 5'6" (1.67 x 1.69)
- WC
5'8" x 2'8" (1.73 x 0.83)

