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Floor Plan

Garage
16'1" x 8'7"
4.91 x 2.63 m

Dining Room
13'0" x 13'1"
3.97 x 3.99 m

Living Room
12'11" x 12'11"
3.94 x 3.94 m

Terrace
8'4" x 40'4"
2.55 x 12.30 m

Hallway
13'2" x 4'7"
4.02 x 1.42 m

Kitchen
9'10" x 10'2"
3.02 x 3.12 m

Bedroom
12'0" x 12'9"
3.66 x 3.89 m

Bedroom
9'10" x 11'4"
3.02 x 3.46 m

Bathroom
9'8" x 5'6"
2.97 x 1.69 m

Hallway
2'7" x 7'9"
0.79 x 2.38 m

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Approximate total area⁽¹⁾
1071.12 ft²
99.51 m²

Balconies and terraces
322.59 ft²
29.97 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	65	
(39-54) E		
(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

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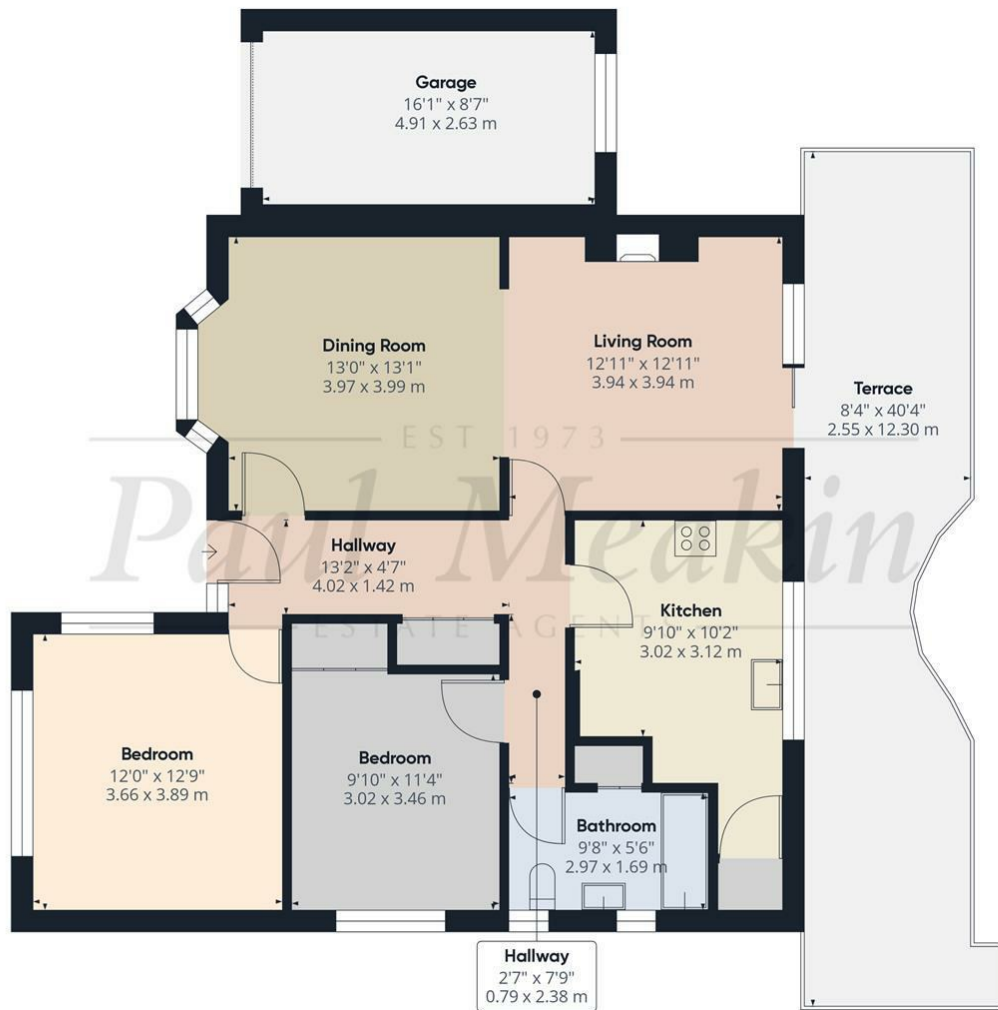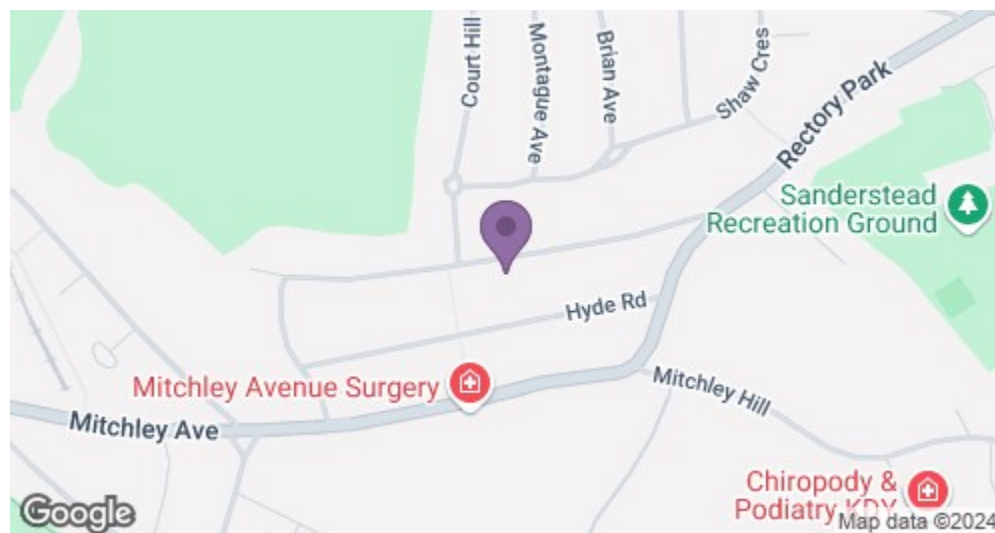**£585,000   Westfield Avenue, South Croydon, CR2 9JY**

Paul Meakin is delighted to welcome to the market this charming two-bedroom detached bungalow in a tree lined residential road in Sanderstead.

As you enter, you are greeted by a spacious hallway which leads to two double bedrooms, bathroom, large kitchen with a side door access and a bright lounge to the dining room. This bungalow is great for entertaining and benefits from the most stunning views from the garden patio looking out onto Riddlesdown common. This beautiful garden is mostly laid on lawn and feels private and secured throughout. There is ample off-street parking via the driveway and garage.

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.

Croydon Council Tax Band E | EPC rating D

- Chain Free
- Detached Bungalow
- Two double bedrooms
- Views across Riddlesdown
- Two large reception areas
- Fitted kitchen
- Off street
- Large garden
- Viewing advised

Entrance hall
13'2 x 4'7 (4.01m x 1.40m)

Bedroom
11'4 x 9'10 (3.45m x 3.00m)

Bedroom
12'9 x 12' (3.89m x 3.66m)

Kitchen
10'2 x 9'10 (3.10m x 3.00m)

Bathroom

Dining room
13'1 x 13' (3.99m x 3.96m)

Living room
12'11 x 12'11 (3.94m x 3.94m)

Garage
16'1 x 8'7 (4.90m x 2.62m)