

Approximate total area⁽¹⁾
1716 ft²
159.4 m²
Reduced headroom
10 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



£875,000 Westfield Avenue, South Croydon, CR2 9JZ

Immaculate Four-Bedroom Detached Family Home

- Immaculate four-bedroom detached family home
- WATCH MARKETING VIDEO!
- Master bedroom with en-suite shower room
- Approx. 120ft level rear garden with scope to extend (STPP)
- Close to Riddlesdown and Sanderstead train stations
- Recently refurbished to a high specification
- Bright entrance hall leading to open-plan reception and kitchen
- Three further well-proportioned bedrooms
- Remodelled in-and-out driveway with parking for multiple cars
- Close to excellent local schools

Paul Meakin are proud to present to the market this simply stunning four-bedroom detached house, located on the ever-popular Westfield Avenue. Recently refurbished to an exceptional standard, the property combines stylish design with generous proportions, making it an ideal choice for family living.

Upon entering, you are welcomed by a bright and airy entrance hall leading to a large open-plan reception room with feature fireplace, dining room and impressive modern kitchen/ breakfast room, perfect for both everyday living and entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, the home offers a beautiful master bedroom with its own en-suite, three further well-proportioned bedrooms, and a luxurious family bathroom —providing ample space and comfort for a busy household.

Externally, the property enjoys an impressive rear garden of approximately 120ft, mainly laid to lawn and offering substantial scope for further extension (STPP). To the front, the owners have recently remodelled the driveway, creating in-and-out access and providing off-street parking for multiple vehicles.

Situated in a highly desirable location, Westfield Avenue is well placed for both Riddlesdown and Sanderstead train stations, offering excellent connections into London and beyond. Within reach of open countryside and Sanderstead village parade of shops together with Waitrose, a choice of cricket, tennis and golf courses, churches, Atwood, Gresham and Riddlesdown schools



Ground Floor



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		F
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



