

Asking Price: Offers Over £550,000

Westfield Avenue | Sanderstead | Surrey | CR2 9JU

Pollard Machin

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Spacious Semi-Detached Bungalow with Large Rear Garden - Sanderstead

Situated in the highly desirable residential area of Sanderstead, this deceptively spacious semi-detached bungalow offers versatile accommodation extending to approximately 1,286 sq ft and is ideal for families, downsizers or those seeking flexible living space.

The property features a welcoming entrance hall leading to a bright reception room with attractive bay frontage, a separate dining room and a generously sized conservatory overlooking the rear garden, providing excellent space for both everyday living and entertaining. The fitted kitchen is conveniently positioned adjacent to the conservatory creating a practical layout with direct access to the garden.

There are two well-proportioned bedrooms, together with a substantial study/bedroom offering excellent flexibility as a home office, guest room or additional bedroom. A family shower room and separate WC complete the internal accommodation, while a useful store room provides valuable additional storage.

Externally, the property benefits from a particularly generous rear garden, offering a wonderful outdoor space for relaxation, gardening and entertaining. The sizeable plot provides ample room for children to play, keen gardeners to enjoy and offers potential for further extension or enhancement, subject to the necessary planning permissions.

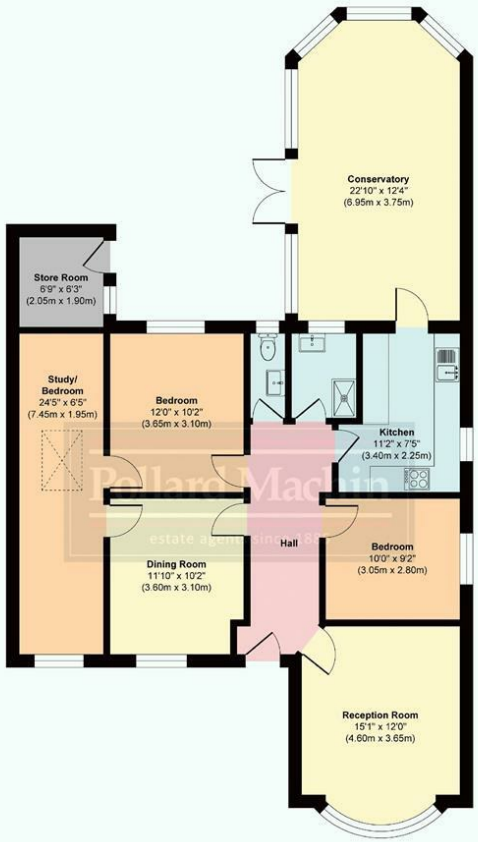
Conveniently located within easy reach of Sanderstead Village, local shops, excellent schools, transport links and a variety of green open spaces, this charming bungalow presents an excellent opportunity to acquire a spacious home in one of the area's most sought-after locations. EPC Rating C. Council Tax Band E.











Westfield Avenue, South Croydon, CR2
Approx. Gross Internal Area 1,286 sq. ft / 119.47 sq. meters
Whilist every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for Illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.
Plan produced by AR Net Media-www.arnetmedia.uk

Key Features:

- Three Bedrooms
- Semi Detached
- Bungalow
- Conservatory
- Flexible Accommodation
- Good Size Rear Garden
- Driveway
- Close To Sanderstead

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.

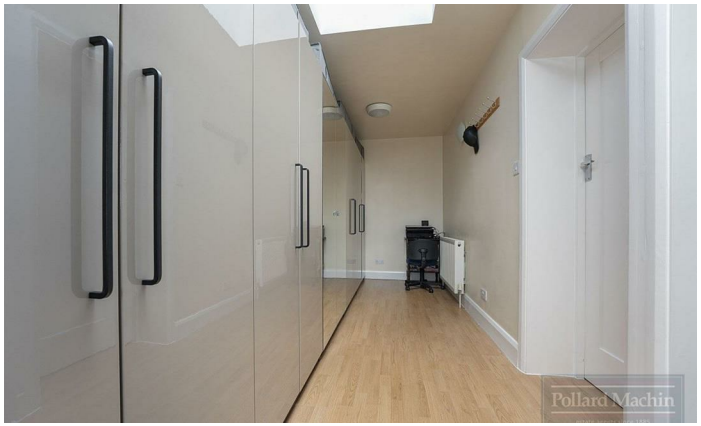
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Viewings strictly by appointment only

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