



Westfield Avenue | | Sanderstead | CR2 9JU

Offers In Excess Of £625,000

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Beautifully Extended Three-Bedroom Family Home in a Sought-After Location

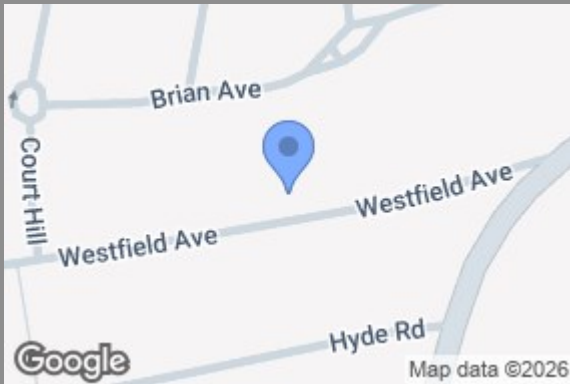
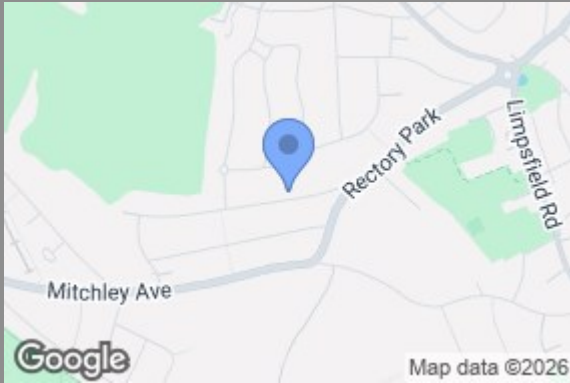
Situated in a highly desirable location close to Sanderstead Village and excellent local schools, this beautifully presented and thoughtfully extended three-bedroom family home offers the perfect blend of contemporary style and practical family living. EPC Rating C. Council tax Band E.

The heart of the home is the stunning open-plan kitchen/dining room, designed with modern family life and entertaining in mind. Featuring a stylish fitted kitchen with integrated appliances, a built-in wine cooler, and generous dining space, the room is flooded with natural light from the impressive bi-fold doors that open seamlessly onto the large rear garden, creating an ideal indoor-outdoor living experience.

- Sought After Road In Sanderstead
- Approx 100' Garden
- Potential To Extend Subject To Planning And Consents
- Modern Fitted Bathroom with Bath And Independent Shower Cubicle
- Beautifully Extended Kitchen/Dining Room
- Generous Driveway With Detached Garage
- Great Family Home
- Boarded And Insulated Loft With Loft Ladder







Westfield Avenue, South Croydon, CR2
Approx. Gross Internal Area 1130sq ft / 105sq meters

Whilst 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 shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

Council Tax Band E

EPC Rating

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

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