



28 Westfield Avenue, Sanderstead, Surrey, CR2 9JU

Pollard Machin

estate agents since 1885

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Offers in Excess of £625,000

Description

Beautifully and thoughtfully extended three-bedroom family home in a sought-after location situated in a highly desirable road close to Sanderstead Village and excellent local schools offering the perfect blend of contemporary style and practical family living. Extending potential subject to planning and consents. 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. To the front of the property, the spacious lounge benefits from a large bay window, providing a bright and welcoming reception space as well as a fitted gas fire creating a cosy family lounge in the colder months.

Upstairs, there are three well-proportioned bedrooms. The generous main bedroom measures 15'9" x 11'4", while the remaining bedrooms offer comfortable accommodation, with the third bedroom measuring 9'4" x 9'2". A contemporary family bathroom is fitted with both a full-sized bath and a separate shower cubicle, providing convenience for busy family life. Externally, the property continues to impress with a detached garage, a private driveway providing off-street parking as well as an EV charger, and an exceptional rear garden extending to approximately 100'. This generous outdoor space offers the perfect setting for children to play, family gatherings, and summer entertaining. Beautifully extended and finished to a high standard throughout, this exceptional home combines modern living with a fantastic location, making it an ideal choice for growing families.

Westfield Avenue is located off Rectory Park being within reach of open countryside, Sanderstead village parade of shops together with Waitrose, an array of restaurants and coffee shops, nearby there is a choice of cricket, tennis and golf courses, churches. Local schools include Atwood, Gresham and Riddlesdown Collegiate. For commuting there is Riddlesdown station and bus services to Purley, Sanderstead, Selsdon, Warlingham and Croydon.

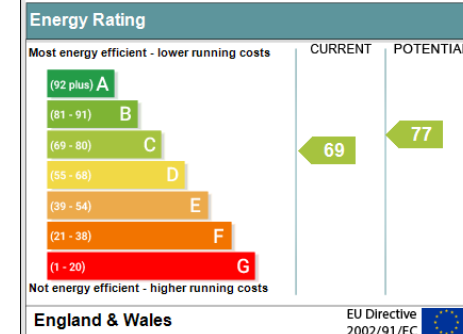




Westfield Avenue, South Croydon, CR2
Approx. Gross Internal Area 1130sq ft / 105sq meters

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.armedia.co.uk

Address: 28 Westfield Avenue, SOUTH CROYDON, CR2 9JU
 RRN: 9703-3015-0203-0046-4200



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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