



79 Westfield Avenue, Sanderstead, Surrey, CR2 9JZ

Pollard Machin

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Surrey CR2 9JZ

Asking Price: OIEO £850,000

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A substantial four-bedroom detached family home with a generous driveway, garage and exceptionally large rear garden, ideally positioned in Sanderstead close to highly regarded schools, local amenities and excellent transport links into Central London.

Set on a quiet and attractive residential street, this spacious property offers approximately 1,413 sq ft of accommodation arranged over two floors, with a very large rear garden and excellent off-street parking.

The ground floor features a spacious open-plan kitchen/dining area, separate reception room and useful additional store, while upstairs are four bedrooms and two bathrooms.

The sleek modern kitchen features black granite work surfaces and a generous central island, with ample space for family dining. The separate reception room features a central fireplace and overlooks the front of the property, while the dining area enjoys views towards the rear garden.

Upstairs, the four bedrooms are well proportioned, with the generous principal bedroom benefiting from a bay window and stylish en-suite.

Outside, the large private driveway provides ample off-street parking and leads to the garage, while the extensive rear garden extends offers attractive views across the surrounding Sanderstead landscape.

The location is particularly well suited to families, with Riddlesdown Collegiate, Gresham Primary School and Atwood Primary Academy all within the wider local area.

The property is also well placed for the great amenities of Sanderstead, Purley and South Croydon.



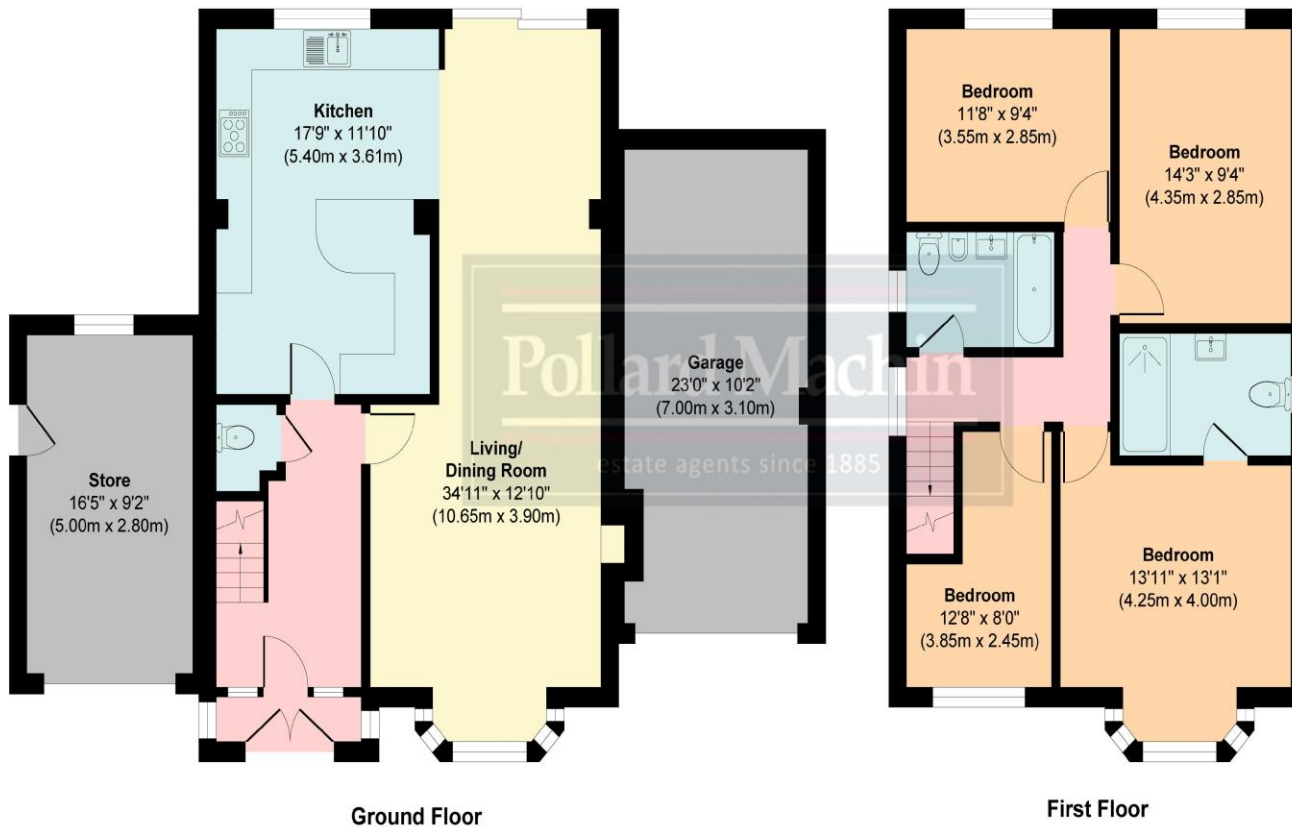


For commuters, Riddlesdown Station is conveniently located, providing regular services towards London Bridge and London Victoria, offering straightforward access into Central London.

The surrounding area also benefits from extensive green space, including Riddlesdown with its open countryside, walking routes and far-reaching views.

An excellent opportunity to acquire a beautifully presented detached four-bedroom family home with substantial living space, generous parking, garage and an exceptionally large rear garden.

EPC rating: D



Westfield Ave, South Croydon CR2
Approx. Gross Internal Area 1413 sq. ft / 131.31 sq. 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 show.

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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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