



EST 1973
Paul Meakin ESTATE AGENTS
 Price Range £550,000 Westfield Avenue, South Croydon, CR2 9JU

Ground Floor

- Dining Room: 20'7" x 8'8" (6.28 x 2.66 m)
- Kitchen: 9'10" x 8'4" (3.02 x 2.56 m)
- Living Room: 13'0" x 23'8" (3.96 x 7.22 m)
- Entrance Hall: 4'0" x 12'10" (1.22 x 3.91 m)
- Garage: 8'9" x 22'0" (2.69 x 6.72 m)
- WC: 2'4" x 3'7" (0.73 x 1.09 m)
- Porch: 4'8" x 2'11" (1.43 x 0.89 m)

Floor 1

- Bedroom Three: 11'4" x 8'4" (3.46 x 2.56 m)
- Bedroom Two: 9'3" x 15'3" (2.84 x 4.67 m)
- Bedroom Four: 9'0" x 6'9" (2.77 x 2.06 m)
- Bedroom One: 8'8" x 12'1" (2.65 x 3.70 m)
- Bathroom: 9'0" x 5'7" (2.74 x 1.72 m)
- En-suite: 4'11" x 9'5" (1.50 x 2.87 m)
- Walk in Wardrobe: 3'7" x 9'1" (1.09 x 2.79 m)
- Landing: 6'8" x 6'10" (2.05 x 2.10 m)

Approximate total area¹⁾
 1442 ft²
 134 m²

(1) Excluding balconies and terraces

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

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Room	Dimensions (ft x in)	Dimensions (m x m)
Porch	4'8" x 2'11"	(1.43 x 0.89)
Downstairs WC	2'4" x 3'6"	(0.73 x 1.09)
Entrance Hall	4'0" x 12'9"	(1.22 x 3.91)
Kitchen	9'10" x 8'4"	(3.00m x 2.54m)
Reception/Dining Room	20'7" x 8'8"	(6.27m x 2.64m)
Living Room	13'0" x 23'8"	(3.96m x 7.21m)
Landing	6'8" x 6'10"	(2.05 x 2.10)
Bedroom One	8'8" x 12'1"	(2.65 x 3.70)
En suite	4'11" x 9'4"	(1.50 x 2.87)
Walk in Wardrobe	3'6" x 9'1"	(1.09 x 2.79)
Bedroom Two	9'3" x 15'3"	(2.84 x 4.67)
Bedroom Three	11'4" x 8'4"	(3.46 x 2.56)
Bedroom Four	9'1" x 6'9"	(2.77 x 2.06)
Bathroom	8'11" x 5'7"	(2.74 x 1.72)
Garden		
Garage	8'9" x 22'0"	(2.69 x 6.72)
Off street parking		

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



PRICE RANGE £550,000 - 575,000

Nestled on the desirable Westfield Avenue in South Croydon, this charming semi-detached house presents an excellent opportunity for those looking to create their dream home. Spanning an impressive 1,450 square feet, the property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying family time. With four well-proportioned bedrooms and two bathrooms, this residence is ideal for families seeking comfort and space.

The house is offered chain-free, allowing for a smooth transition into your new abode. While the property requires refurbishment, it provides a blank canvas for you to personalise and enhance to your taste. Additionally, there is further scope for extension, subject to planning permission, which could significantly increase the living space and value of the home.

The good-sized garden offers a tranquil outdoor retreat, perfect for summer gatherings or simply enjoying a quiet moment in nature. Off-street parking is also available, adding to the convenience of this lovely home.

Situated on a great residential road, this property falls within the catchment area for Riddlesdown Collegiate, making it an attractive option for families with school-aged children. With its potential and prime location, this semi-detached house on Westfield Avenue is a remarkable opportunity for those looking to invest in a property with endless possibilities. Don't miss your chance to transform this house into your perfect family home.

- Four bedroom semi detached
- Two bathrooms
- Kitchen breakfast room
- Spacious reception room
- Scope for further extension STPP
- Garage
- Off street parking
- Good sized garden
- A great opportunity to create your dream home

