

Asking Price: Offers In Excess Of £800,000

Westfield Avenue | Sanderstead | Surrey | CR2 9JZ

Pollard Machin

estate agents since 1885

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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, the property offers approximately 1,413 sq ft of spacious accommodation arranged over two floors. The ground floor features a sleek modern open-plan kitchen/dining area, separate reception room and useful additional store, while upstairs are four well-proportioned bedrooms and two bathrooms.

The contemporary kitchen is finished with black granite work surfaces and a generous central island, providing ample space for family dining. The separate reception room features a central fireplace and bay window overlooking the front, while the dining area enjoys views towards the rear garden.

Upstairs, the generous principal bedroom benefits from a bay window and stylish en-suite, with three further bedrooms providing excellent flexibility for family living.

Outside, the large private driveway provides ample off-street parking and leads to the garage. The exceptionally large rear garden offers an excellent outdoor space for families, with attractive views across the surrounding Sanderstead landscape.

The property is well placed for highly regarded schools including Riddlesdown Collegiate, Gresham Primary School and Atwood Primary Academy, while the amenities of Sanderstead, Purley and South Croydon are all within easy reach.

For commuters, Riddlesdown Station provides regular services towards London Bridge and London Victoria. Nearby Riddlesdown also offers extensive open countryside, walking routes and far-reaching views.

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

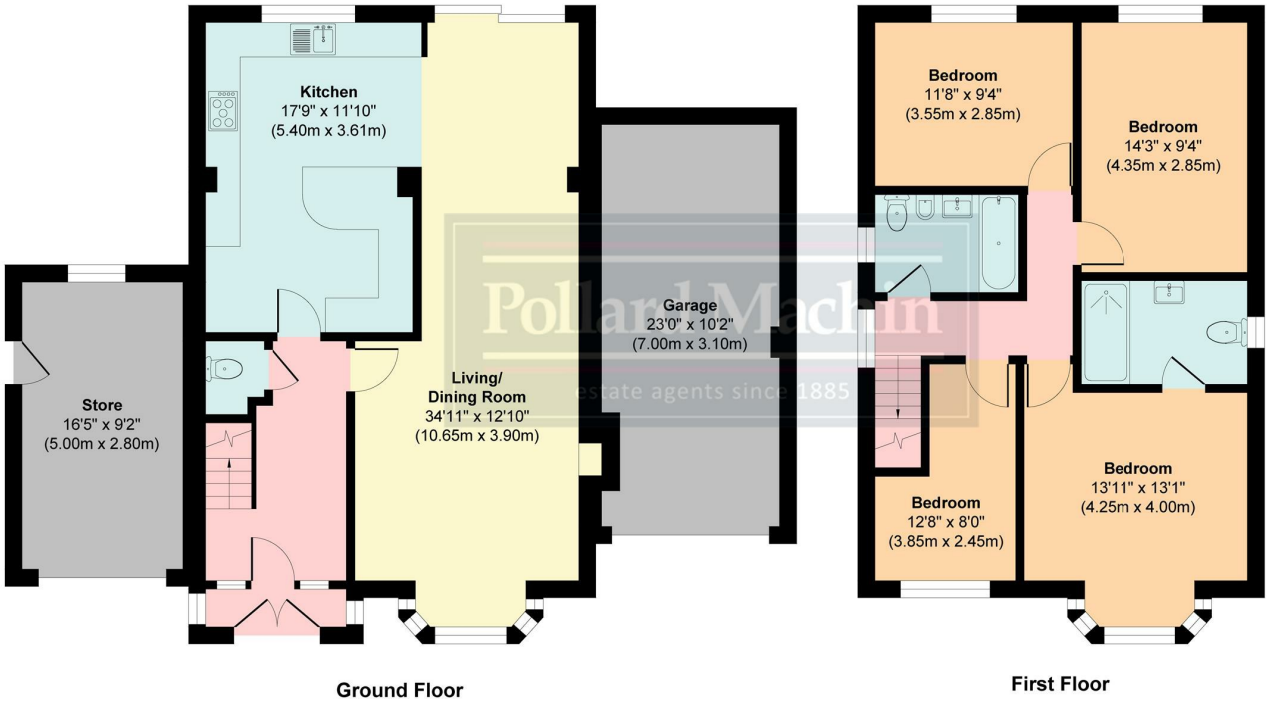
EPC Rating: D Council tax band: F











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

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

Key Features:

- Four double bedrooms
- Beautiful, large garden
- Detached family home
- Driveway parking for two cars
- Modernised throughout
- Garage
- Quiet, attractive location
- 1,413 sq ft floorplan

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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