

# FOLKLANDS



WESTFIELD AVENUE, SANDERSTEAD

GUIDE PRICE £650,000







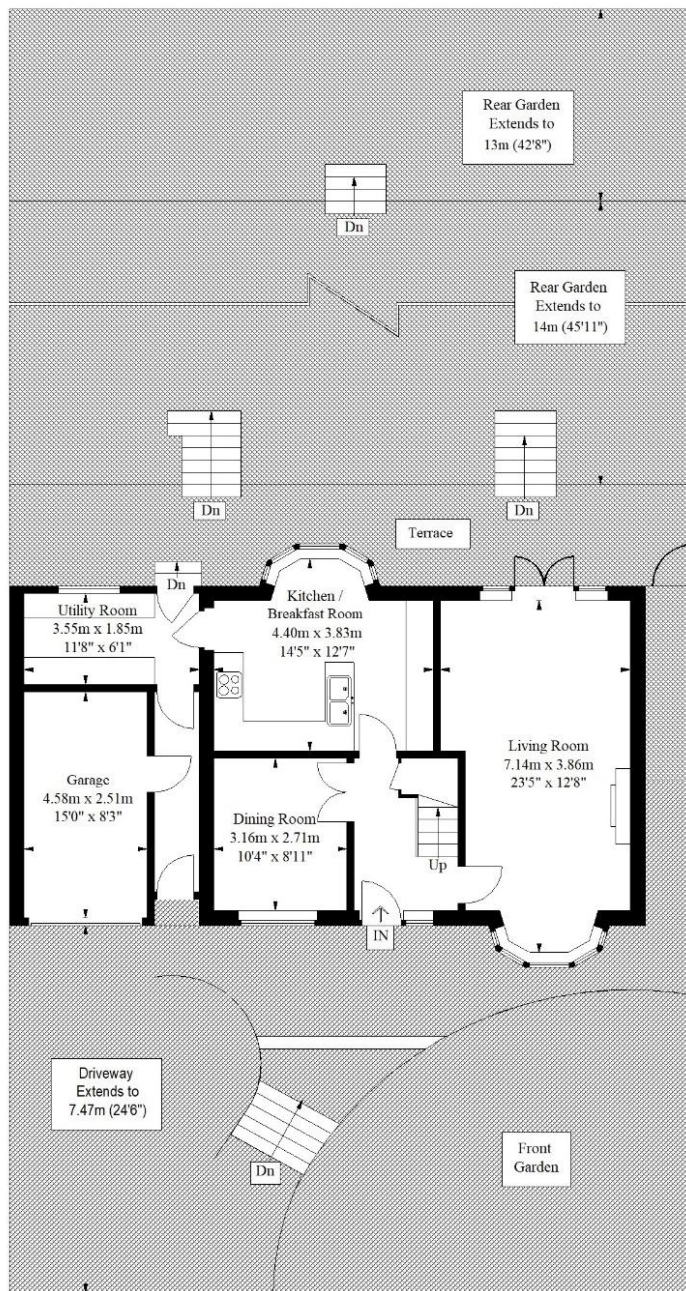




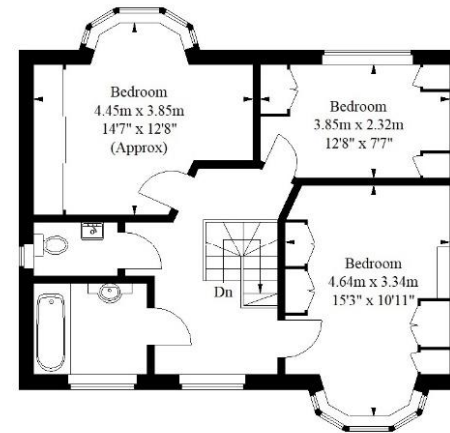


## Westfield Avenue, Sanderstead

Approximate Gross Internal Area  
 124 sq m / 1335 sq ft  
 Garage = 11.5 sq m / 124 sq ft  
 Total = 135.5 sq m / 1459 sq ft



**Ground Floor (Excluding Garage)**  
 68 sq m / 732 sq ft



**First Floor = 56 sq m / 603 sq ft**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2019 (ID 552830)





- ❖ LARGE THREE BEDROOM DETACHED HOUSE
- ❖ EXCELLENT SCOPE TO EXTEND TO THE SIDE (STPP)
- ❖ 0.5 MILES FROM RIDDLESDOWN TRAIN STATION
- ❖ A SHORT DISTANCE TO SANDERSTEAD VILLAGE
- ❖ OVER 100' OF SOUTHERLY FACING REAR GARDEN
- ❖ GARAGE & OFF ROAD PARKING FOR 2 CARS
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ HIGHLY DESIRABLE RESIDENTIAL ROAD
- ❖ FANTASTIC VIEWS TO THE REAR
- ❖ EPC EER C

A large three bedroom double fronted detached house, situated within this highly desirable residential road moments from Sanderstead village with its wide range of shops, cafes & supermarket, and conveniently positioned only 0.5 miles from Riddlesdown train station which provides direct services to both London Victoria and London Bridge stations.

This well presented home enjoys excellent decor throughout, is fully double glazed, has off road parking for two cars, side access, a private garage and a wonderful Southerly facing rear garden which stretches over 100' in length. From the rear this property enjoys wonderful panoramic views over open countryside and Riddlesdown common.

The accommodation comprises three sizeable bedrooms each with a substantial range of built in wardrobes, a modern bathroom suite with separate WC, a large loft space, a 23' dual aspect reception room, a separate dining room, a stylish bay fronted kitchen/ breakfast room, a separate utility room with ample storage, and internal access to the garage. Externally the property enjoys a full width garden terrace with steps down to the landscaped rear garden.

Furthermore, this family sized home sits within 0.6 miles of three fantastic local schools, Gresham & Atwood primary schools and the highly regarded Riddlesdown Collegiate. Additionally, the local bus stop is a short walk away with regular services connecting you to Purley, central Croydon and as far afield as Wallington.

