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Westfield Avenue | | South Croydon | CR2 9JU

Offers Over £550,000

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South Croydon | CR2 9JU  
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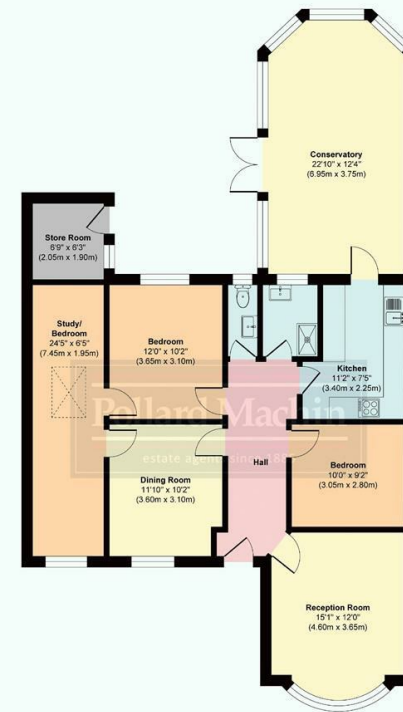
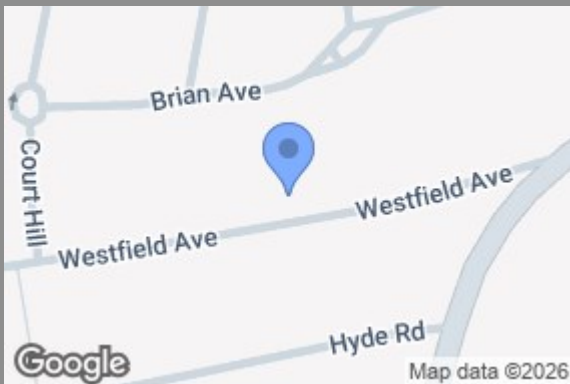
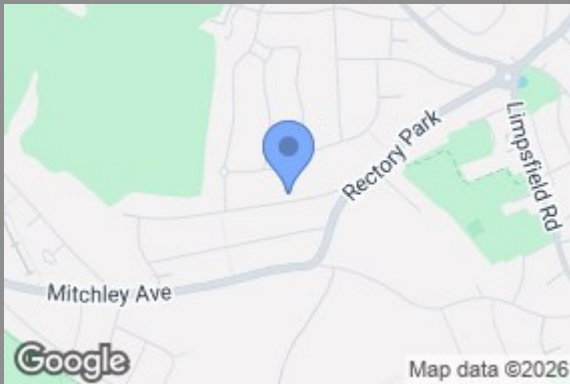
Spacious Semi-Detached Bungalow with Large Rear Garden - Sanderstead

Situated in the highly desirable residential area of Sanderstead, this deceptively spacious semi-detached bungalow offers versatile accommodation extending to approximately 1,286 sq ft and is ideal for families, downsizers or those seeking flexible living space. EPC Rating C. Council Tax Band E.

- Three Bedrooms
- Semi Detached
- Bungalow
- Conservatory
- Flexible Accommodation
- Good Size Rear Garden
- Driveway
- Close To Sanderstead







**Westfield Avenue, South Croydon, CR2**  
**Approx. Gross Internal Area 1,286 sq. ft / 119.47 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.

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

**Council Tax Band E**

**EPC Rating**

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             | Potential               |
| Very energy efficient - lower running costs |                         |
| (12 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

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