



28 Westfield Avenue, South Croydon, CR2 9JU

Asking Price £500,000

- Chain Free
- Three Bedrooms
- Three Receptions
- Large Garden
- Garage

A "Chain Free" 3 bedroom semi detached house in a favourable road offering buyers a great project purchase. The house offers three receptions, fitted kitchen, a secluded garden, single garage and off street parking plus scope to extend STPP to create the perfect family home. Located within reach of frequent bus services, Riddlesdown train station, local primary and senior schools and the convenience of Sanderstead village which offers an array of shops, cafes, restaurants and parks.



## Property Description

### ENCLOSED PORCH

Double glazed door to porch with double glazed windows to side, front door to entrance hall.

### ENTRANCE HALL

Stairs to first floor, cupboard under stairs housing meters, cloaks cupboard, power point.

### LOUNGE

Double glazed square bay window to front, radiator, power point, feature fire place with wall mounted gas fire.

### DINING AREA

Radiator, power point, service hatch, double glazed door to reception room.

### KITCHEN

Fitted wall and base units, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, space for small fridge freezer, power point, gas point for cooker, tiled flooring, double glazed window to side, double glazed single door to reception room with double glazed windows to side.

### RECEPTION TWO

Double glazed windows, double glazed single door to side, double glazed double doors to garden, radiator, power points.

### LANDING

Access to loft, double glazed window to side, airing cupboard, door to bedrooms, W.C., bathroom.

### BEDROOM ONE

Double glazed box bay window to front, radiator, power points.

### BEDROOM TWO

Double glazed window to rear, radiator, power point, fitted double wardrobe.





### BEDROOM THREE

Double glazed window to front, radiator, power point, fitted desk worktop, built in cupboards.

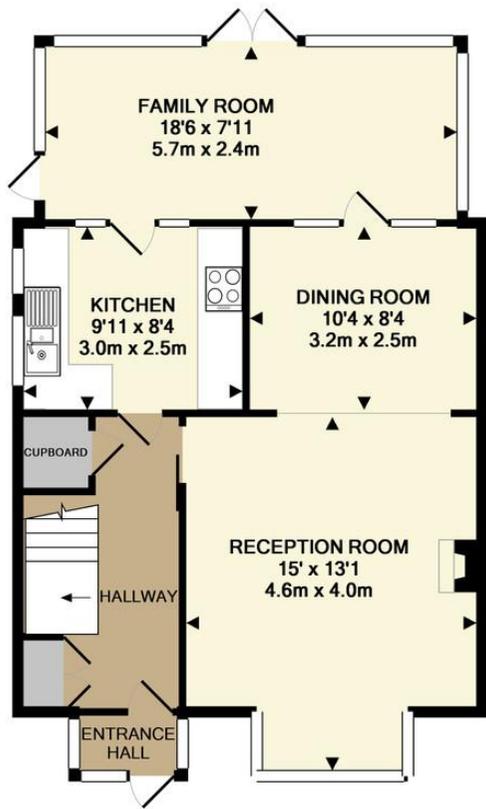
### GARDEN

A mature secluded garden, patio area, steps to large lawn area, summer house, side pathway to garage and gate to front of house.

### GARAGE

Up and over door to single garage, side door access.

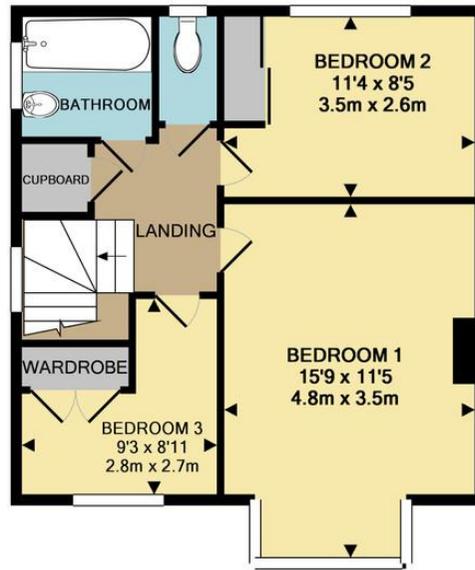




GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1066 SQ.FT. (99.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.  
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1ST FLOOR

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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

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