



Ground Floor



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		79
(81-91)	B		
(61-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	
EU Directive 2002/91/EC			
TAX BAND: G			

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



Approximate total area⁽¹⁾
1920.07 ft²
178.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

£975,000 West Hill, South Croydon, CR2 0SB

- Detached Georgian style family home
- 'Chain free'
- Three reception rooms
- Large entrance hall
- Refitted kitchen breakfast room
- utility room
- Two bathrooms
- Downstairs cloakroom
- Garage plus in our drive
- Large level garden

Paul Meakin are delighted to market this CHAIN FREE four bedroom Georgian style detached family home situated in one of Sanderstead's Premier Roads, West Hill. This property offers three reception rooms, downstairs cloakroom, refitted kitchen breakfast room with separate utility room, a lovely conservatory enjoying access and views across the landscaped secluded garden, with huge potential to extend STPP, this is great purchase for a buyer looking to create their forever home. Off street parking is provided via the in out driveway plus a single garage.



West Hill is one of Sanderstead's tree lined Premier Roads and is conveniently located for Sanderstead Station and Purley Oaks Station which provide fantastic links into London. There are many local amenities including a Waitrose, Tesco Express and a short walk away is the ever-popular South End Restaurant Quarter and Box Park near East Croydon station.

The property is surrounded by greenery with Croham Hurst Woods, Purley Beeches, Croham Hurst Golf Club and Purley Downs Golf Club. There are many private and public schools such as Ridgeway, Cumnor House Boys, Oakwood School, Atwood, Whiftgilt School, Trinity and Riddlesdown Collegiate.

Your earliest viewing is advised to appreciate location, presentation, potential and size.

