



Approximate total area⁽ⁿ⁾

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



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



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

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.

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



