Asking Price: Offers Over £800,000

Elmfield Way | Sanderstead | Surrey | CR2 0ED

Pollard Machin

estate agents since 1885

Asking Price: Offers Over £800,000

Elmfield Way | Sanderstead | Surrey | CR2 0ED

Pollard Machin

estate agents since 1885

An impressive 1930s detached family home, offering generous and flexible accommodation arranged over two floors, set on a wide and attractively landscaped plot with excellent potential to extend (subject to the usual consents).

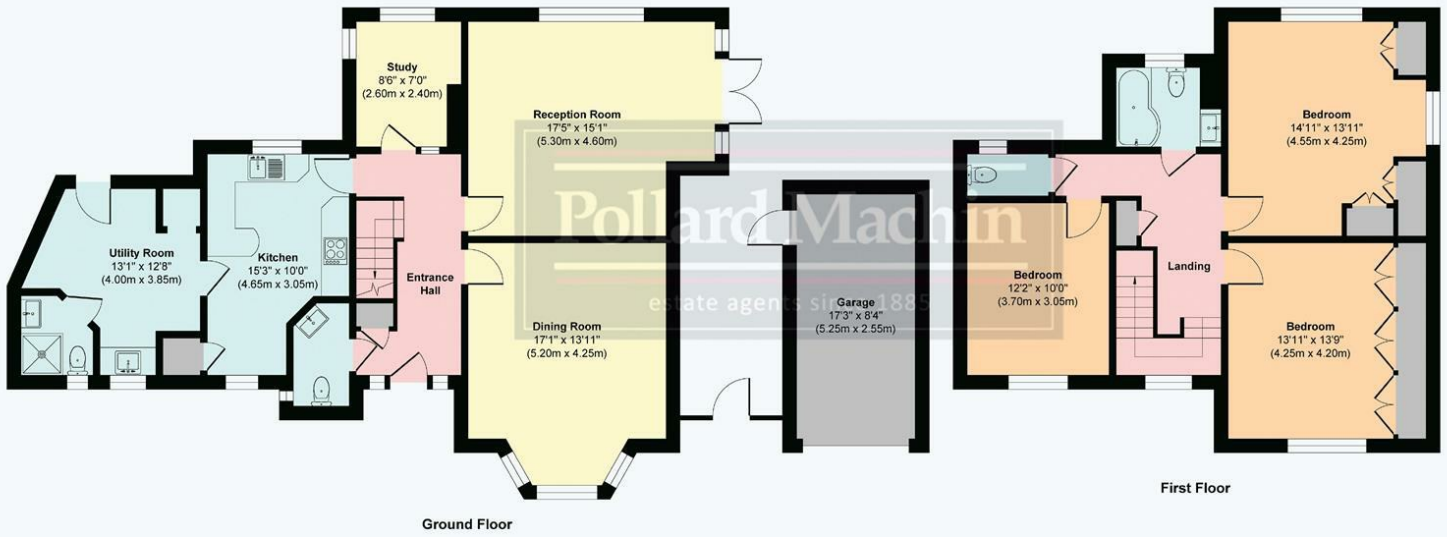
The property opens via an enclosed entrance porch into a spacious reception hall with oak flooring and useful storage, immediately setting the tone for the quality and proportions throughout. To the front is a superb double-aspect lounge (18'1 x 14'10) featuring an attractive stone fireplace and double doors opening directly onto the courtyard and rear garden, creating a seamless indoor-outdoor connection. A separate formal dining room (16'7 x 13'10) provides ideal space for entertaining, while a study / morning room offers a quiet workspace or additional reception room.

At the heart of the home is the kitchen/breakfast room (15'4), fitted with integrated appliances and Amtico flooring, complemented by a walk-in larder. This is further enhanced by a generous utility room (13' x 9'4) with quarry tiled flooring, boiler store and stable door leading out to the garden. A ground floor shower room with WC adds further practicality.

Upstairs, the galleried landing leads to three well-proportioned double bedrooms, including an impressive double-aspect principal bedroom (14'10 x 14') with fitted wardrobes. The first floor is completed by a family bathroom and a separate WC.

Externally, the property sits within a beautifully landscaped rear garden extending approximately 67', incorporating a courtyard area and a further 25' wide flank, offering excellent scope for extension (STPP). To the front, a sweeping gravelled carriage driveway provides ample off-street parking and leads to a detached garage.

Elmfield Way is a highly regarded residential road just off Selsdon Road, conveniently positioned for the local parade of shops, Ridgeway Primary School, and Sanderstead Station. EPC Rating C. Council Tax Band G.



Elmfield Way, South Croydon, CR2
Approx. Gross Internal Area 1727sq ft / 160.4sq meters

Whilist 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

Key Features:

- 3 Double Bedrooms
- 18'1x14'10 Double Aspect Lounge
- 16'7 Dining Room
- Study
- 15'4 Kitchen/Breakfast Room
- Utility Room
- Detached Garage
- Beautifully Landscaped Gardens
- Wet Room

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

Pollard Machin
estate agents since 1885

Viewings strictly by appointment only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK