



60 Elmfield Way, Sanderstead, Surrey, CR2 0EE

Pollard Machin
estate agents since 1885

Guide Price £600,000

DETACHED HOUSE WITH LARGE GARDEN & BEAUTIFUL WOODLAND VIEWS | IN NEED OF MODERNISATION | NO ONWARD CHAIN | EPC RATING D | COUNCIL TAX BAND F

Nestled on the ever-popular Elmfield Way, this characterful three-bedroom detached home offers an exceptional opportunity for buyers seeking a property with true potential. Sitting on a generous plot and boasting elevated views across the picturesque Croham Hurst Woods, this rarely available home is perfect for those wishing to renovate, reconfigure or extend (STPP) to create a bespoke modern family space.

The ground floor offers a welcoming entrance hall leading to a spacious 23'5 reception room, filled with natural light thanks to its attractive bay window and dual-aspect layout. The kitchen, located to the rear provides direct access to the garden and adjoins the garage, offering huge scope for redesigning the ground-floor layout into an open-plan kitchen/dining space if desired.

Upstairs, you'll find three well-proportioned bedrooms, including a generous master bedroom with a large bay window overlooking the front garden. A family bathroom and separate WC complete the first floor, alongside useful eaves storage.

One of the standout features of this property is the excellent rear garden, offering both privacy and wonderful leafy views over Croham Hurst Woods—perfect for families, gardeners and nature lovers alike. With its mature feel and wide layout, it's a fantastic space for outdoor entertaining or future landscaping projects.

Additional benefits include:

-Attached garage and driveway parking

Quiet residential setting within easy reach of South Croydon transport links and reputable local schools

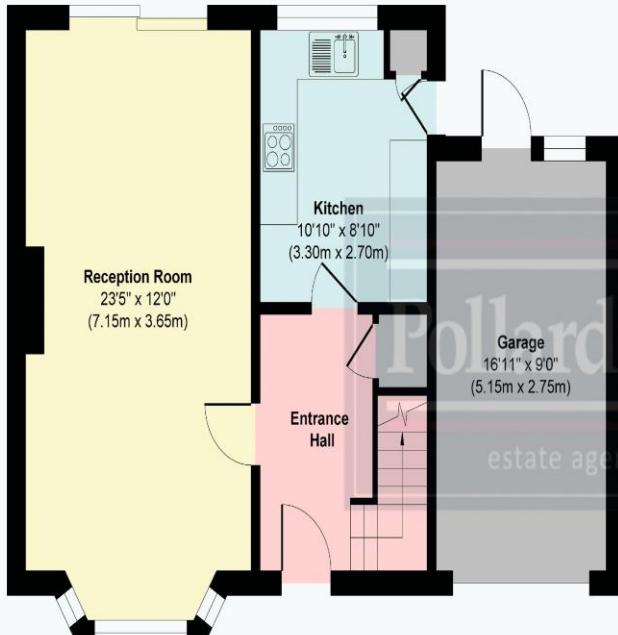
-No onward chain, ensuring a smooth and speedy purchase

This is a home offering huge potential, ready for a new owner to modernise and make it their own. Opportunities like this in such a sought-after location are rare—early viewing is strongly recommended.

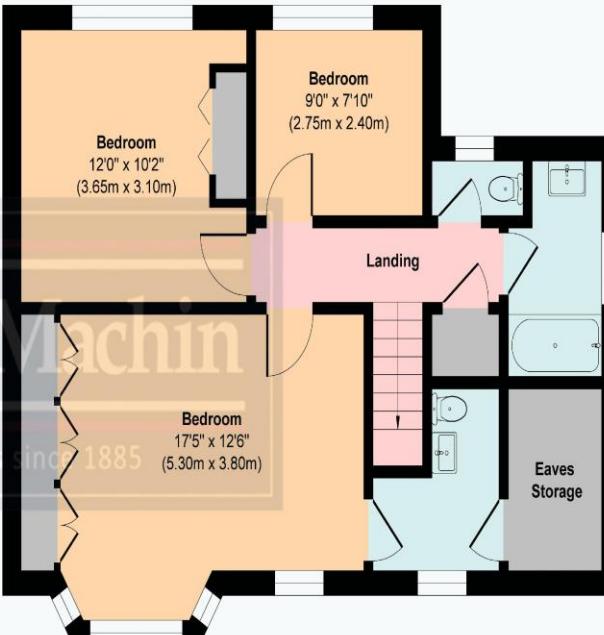
Pollard Machin

estate agents since 1885





Ground Floor



First Floor

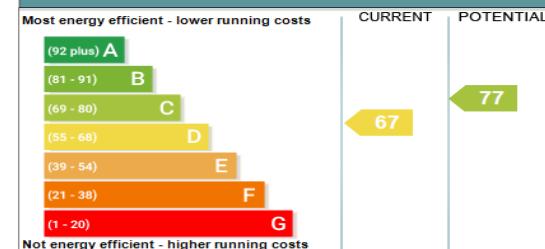
Elmfield Way, South Croydon CR2
Approx. Gross Internal Area 1,056 sq. ft / 98.14 sq. meters

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 shown.

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

Address: 60 Elmfield Way, SOUTH CROYDON, CR2 0EE
RRN: 9340-2793-4590-2695-6631

Energy Rating



England & Wales

EU Directive 2002/91/EC

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.



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

