



60 Elmfield Way, Sanderstead, Surrey, CR2 0EE

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60

Elmfield Way
South Croydon
Surrey CR2 0EE

Guide Price £600,000

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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:

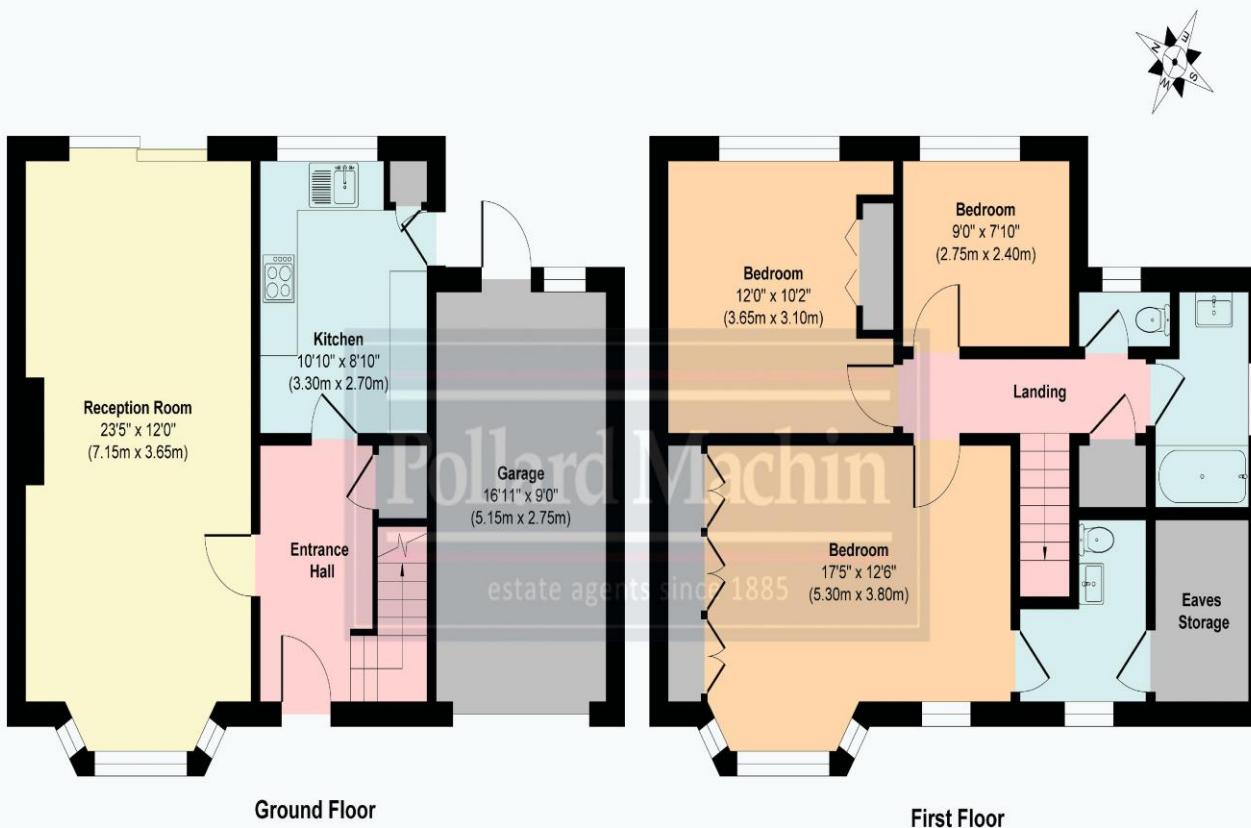
-Attached garage and driveway parking

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.



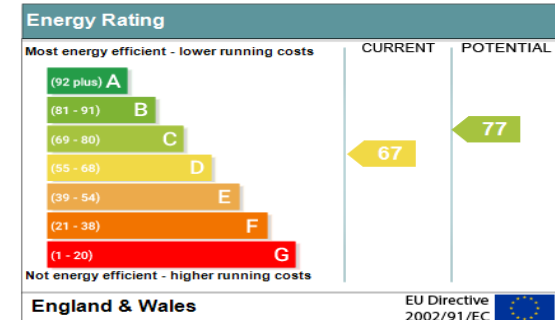


Elmfield Way, South Croydon CR2
 Approx. Gross Internal Area 1,056 sq. ft / 98.14 sq. meters

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 show.

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



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