



8 Elmfield Way, South Croydon

In Excess of £800,000

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PROPERTY AGENTS



# 8 Elmfield Way

South Croydon

A lovely, five bedroom, two/three bath/shower room, two/three reception room, semi detached family home with large integral garage, offering ground floor annex potential subject to planning permission. Ideally located, just a minute's walk to Elmfield Way shopping parade, 10/15 minutes walk to Ridgeway primary school and Sanderstead station. Entrance portico with front door to spacious entrance hall, WC, door to large garage and store, living room with bay window overlooking front garden, dining room with fireplace and sliding glass doors to conservatory with French doors to rear patio, kitchen/breakfast room with door to rear patio and garden. Stairs to first floor landing, principal bedroom with door to en suite, three further bedrooms with fitted cupboards, family bathroom, separate WC. Stairs to second floor landing, large bedroom with walk in wardrobe and en suite shower room. Level front and rear gardens, mainly laid to lawn.

Tenure: Freehold

- FOR A LOOK INSIDE THE PROPERTY, PLEASE SEE VIDEO
- ATTRACTIVE FIVE BEDROOM SEMI DETACHED HOUSE
- TWO/THREE BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS INCLUDING CONSERVATORY
- LARGE INTEGRAL GARAGE OFFERING GROUND FLOOR ANNEX POTENTIAL STPP
- PRESSED CONTRETE DRIVEWAY WITH PLENTY OF OFF STREET PARKING
- JUST A MINUTE'S WALK FROM ELMFIELD WAY SHOPPING PARADE
- EPC - C COUNCIL TAX BAND - F







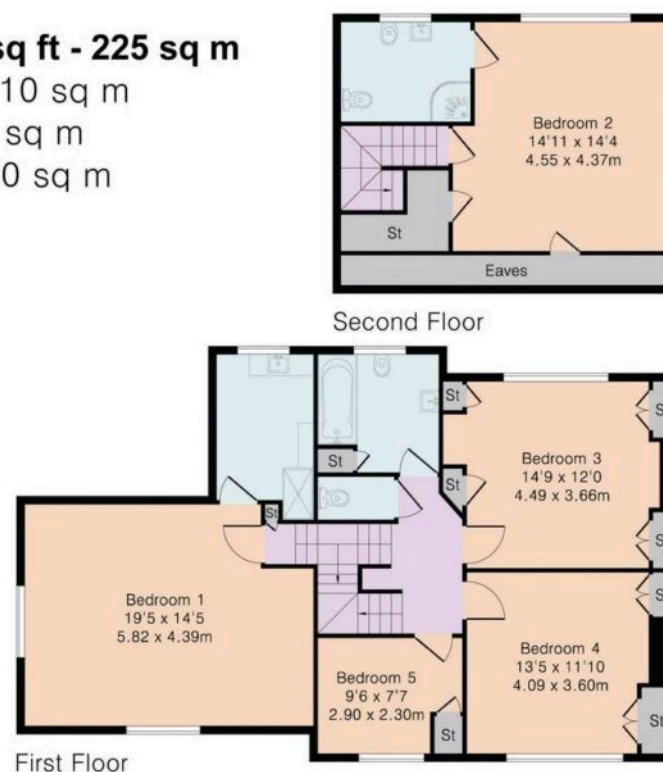
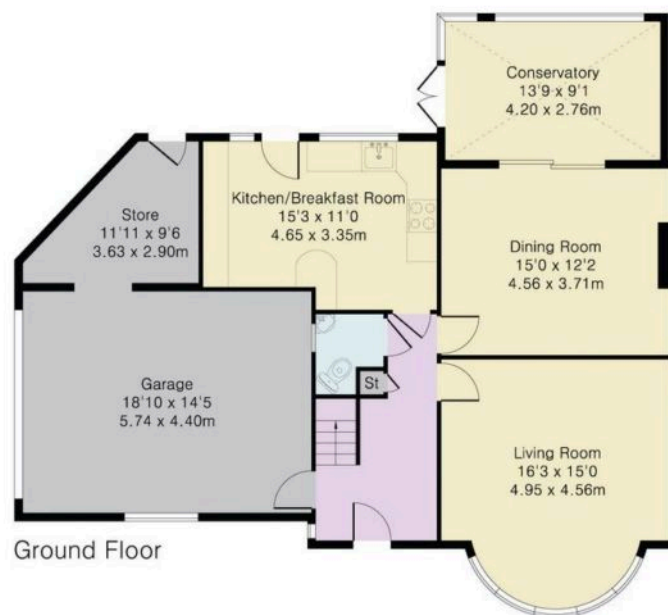


# Approximate Gross Internal Area 2417 sq ft - 225 sq m

Ground Floor Area 1179 sq ft – 110 sq m

First Floor Area 915 sq ft – 85 sq m

Second Floor Area 323 sq ft – 30 sq m



## ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.