



**Elmfield Way, South Croydon CR2 0EG**



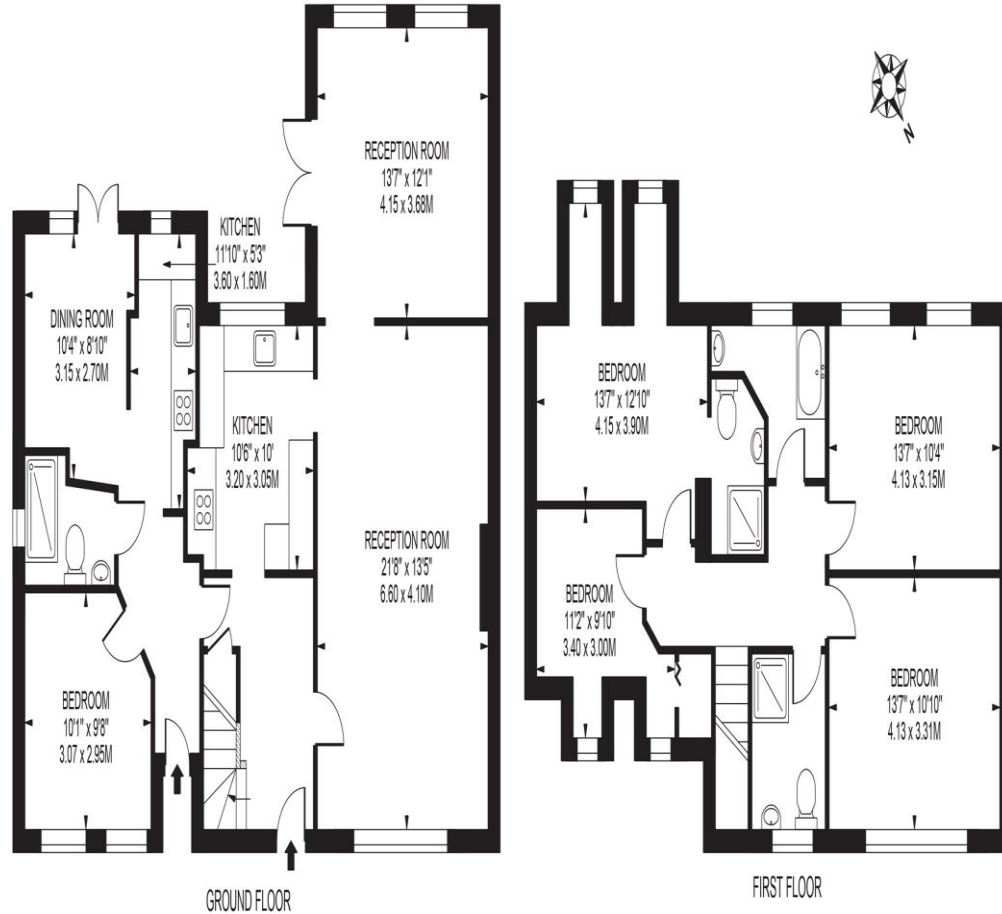
## welcome to Elmfield Way, South Croydon

A beautifully presented five bedroom detached family home comprising of a large reception room, spacious dining room, modern bespoke kitchen, four bedrooms to the first floor and three luxury bathroom/shower rooms. The property has a separate annexe next door which hosts a fifth bedroom, modern kitchen, modern shower room and separate reception room. This is perfect for an au pair or for family/friends to stay over. The property further benefits from a larger than average private rear garden and large driveway with EV charging point. The property is presented to the market in excellent order throughout. The property is located in a quiet residential road and is conveniently located for Sanderstead, Purley Oaks and South Croydon train stations which provide fantastic links into London Victoria and London Bridge within 20-25 minutes. There are many other local amenities nearby including various bus routes, local shops in Selsdon High Street and Tesco express at Sanderstead train station, Waitrose is located in Sanderstead Village and if you are looking for a restaurant there are many to choose from in the South end restaurant quarter. The property is surrounded by green areas for those who enjoy going for walks along with a number of great golf courses to choose from as well including Croham Hurst, there are also a number of private and public schools such as Ridgeway, Gresham, Whitgift, Trinity and Riddlesdown Collegiate all have great reputations.



# ELMFIELD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1790 SQ FT - 166.28 SQ M



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welcome to

## Elmfield Way, South Croydon

- Five bedroom detached home
- Modern bespoke kitchen
- Three luxury bathroom/shower rooms
- Large drive way & larger than average private rear garden
- Conveniently located for Sanderstead, Purley Oaks and South Croydon train stations

Tenure: Freehold EPC Rating: E

offers in excess of

**£975,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SAN106802](https://barnardmarcus.co.uk/Property/SAN106802)



Property Ref:  
SAN106802 - 0004

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