



69 Elmfield Way, Sanderstead CR2 0EH

In Excess of £1,250,000

FINE & COUNTRY



69 Elmfield Way

Sanderstead, South Croydon CR2 0EH

Stunning 2018 fully renovated 4-bed house with luxury finishes, situated within a highly sought after location, being within easy walking distance of Elmfield Way parade of shops and the Ridgeway School. Having been completely refurbished throughout from top to bottom, Fine & Country are pleased to be able to offer for sale this superb, immaculate property.

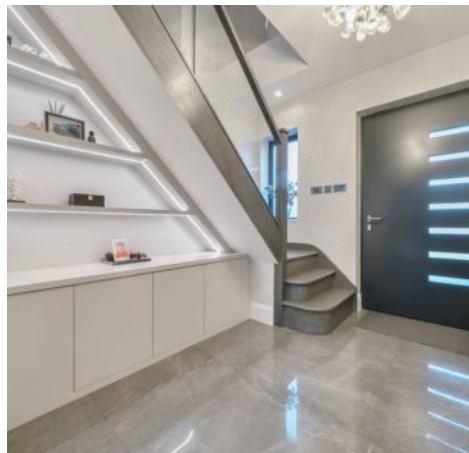
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Completely Refurbished Throughout
- Modern, Contemporary Fittings Throughout
- Gated, Security Front Garden with Integral Garage
- South West Facing Rear Garden with Home Office/Gym
- Master Suite with Ensuite & Walk In Wardrobe/Dressing Room
- Top Floor Bedroom Suite with Ensuite & Juliet Balcony
- Modern Fitted Kitchen/Dining/Family Room
- Bifolding Doors & Pelmet Recessed Lighting





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South Croydon, South Croydon

Introducing this impeccable 4-bedroom detached house, exuding elegance and sophistication at every turn. Situated in a sought-after residential area, this property boasts a prime location, offering a harmonious blend of privacy and convenience. Having been completely refurbished from purchase in 2018 from top to bottom, attention to detail and modern conveniences exude. The property is situated within easy walking distance of Elmfield Way parade of shops, as well as Ridgeway School, making this an ideal family residence.

Upon entering via the wider than average front door, you are greeted by a spacious and well-lit entrance hall that sets the tone for the rest of the home. The main floor features a seamless open concept layout, creating a fluid transition between the living, dining, and kitchen areas. The lounge is fitted with a wall-to-wall media unit incorporating display and storage units, recess for TV and gel fire. The splay bay window overlooking the front aspect, has fine views of a central green area within the road.





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The gourmet kitchen is a chef's delight, showcasing high-end appliances to include 2 ovens, coffee machine, Miele wine fridge, 2 warming drawers, halogen hob and pop-up extractor, sleek countertops, and ample storage space behind matt black kitchen units.

Large island unit with adjacent dining area, perfect for hosting intimate gatherings or lavish dinner parties, offering a warm and inviting ambience. The bifolding doors open out from this large room to the West facing rear garden, making this a fantastic entertaining space. From this room, a large lobby area gives access to the downstairs cloakroom as well as a large utility room.



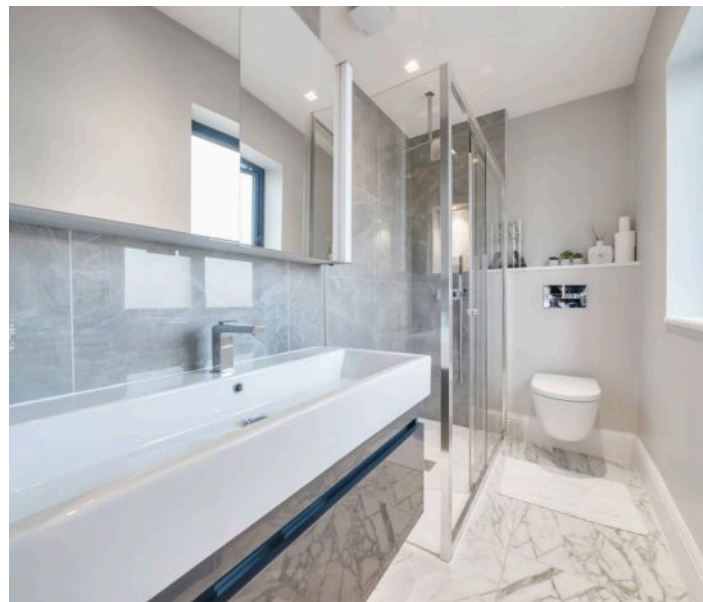


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The upper levels of this property are dedicated to the sleeping quarters, where you will find four generously sized bedrooms and three bathrooms. The master suite is a luxurious sanctuary, complete with a private en-suite shower room and a spacious walk-in wardrobe/dressing room. The remaining bedrooms on this level are versatile spaces that can easily accommodate guests and children alike. Rising to the second floor, a further suite enjoys a Juliet balcony overlooking the rear garden and an ensuite shower room, ideal for a master suite or guest accommodation.

This home is thoughtfully designed to cater to the needs of modern living, with features such as modern, glass balustraded staircases, hardwood flooring, recessed lighting, and contemporary fixtures throughout. The property also boasts an integral garage and secure parking for several cars behind remote operated entrance gates. To the rear, bifolding doors from the kitchen/family room take you to a large, west facing patio and level lawn area. To the rear of the garden, there is a Home office/gym with power and light and a covered veranda, a super addition and extra space for a multiple of uses, as required.

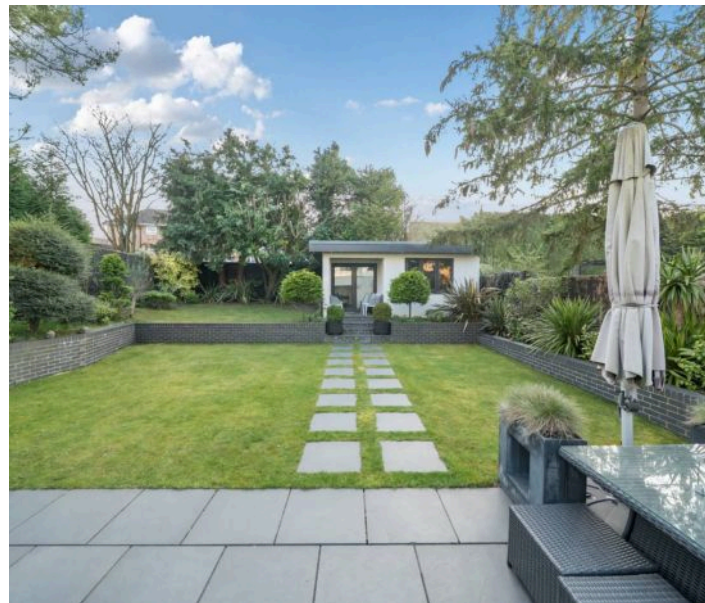




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Sanderstead is a highly sought after location, particularly popular with families due to its proximity to some excellent reputable schools, both private and state. Croydon High, Whitgift, and Royal Russell are just a few examples of the highly regarded educational institutions in the vicinity, making it an ideal location for those seeking top-tier schooling options. Additionally, the surrounding area offers a range of local amenities. Elmfield Way parade of shops features a convenience store, post office, dry cleaners, and hairdressers, providing all the essentials you need for daily life. The neighborhood also benefits from a number of nearby parks and open spaces, offering the perfect environment for family life and outdoor activities.

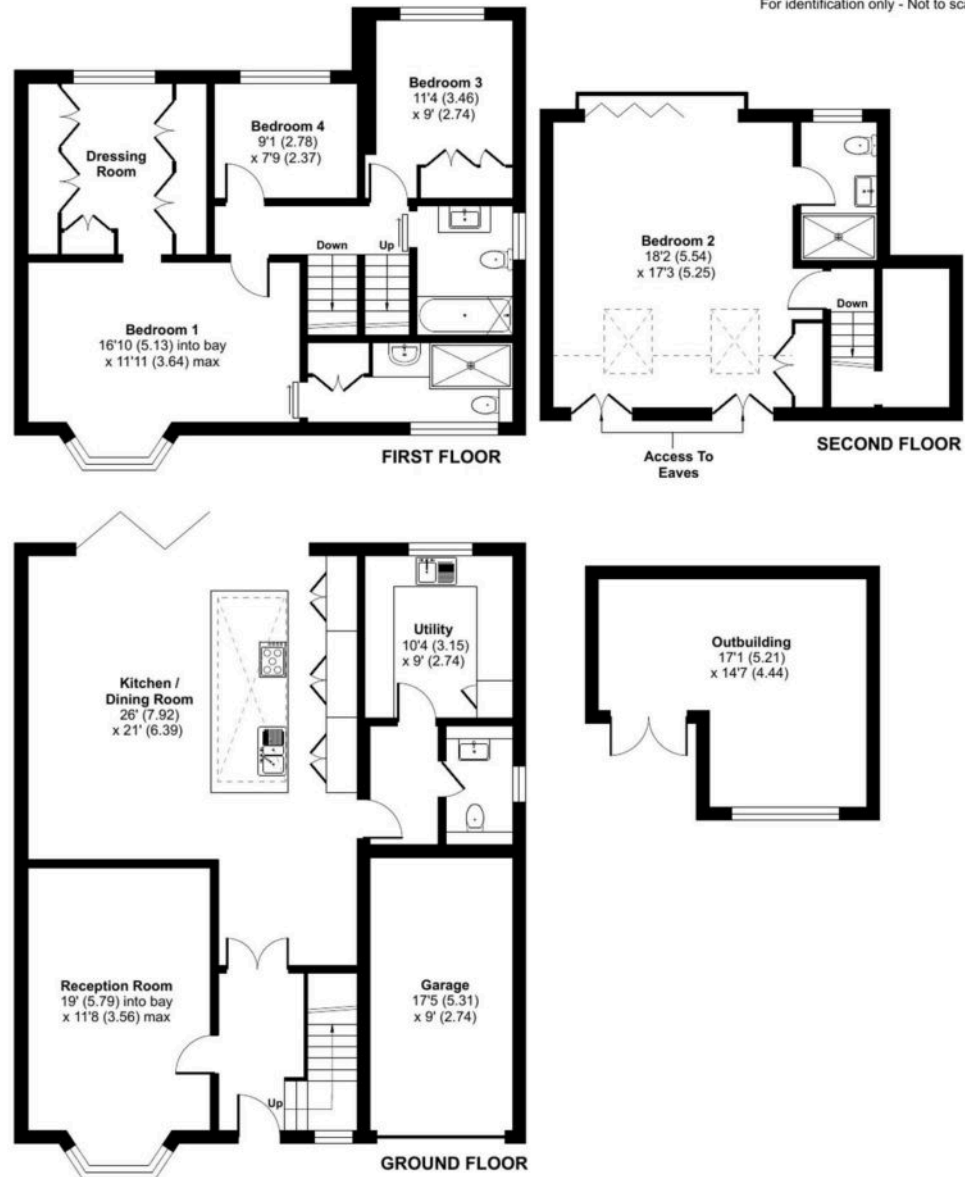


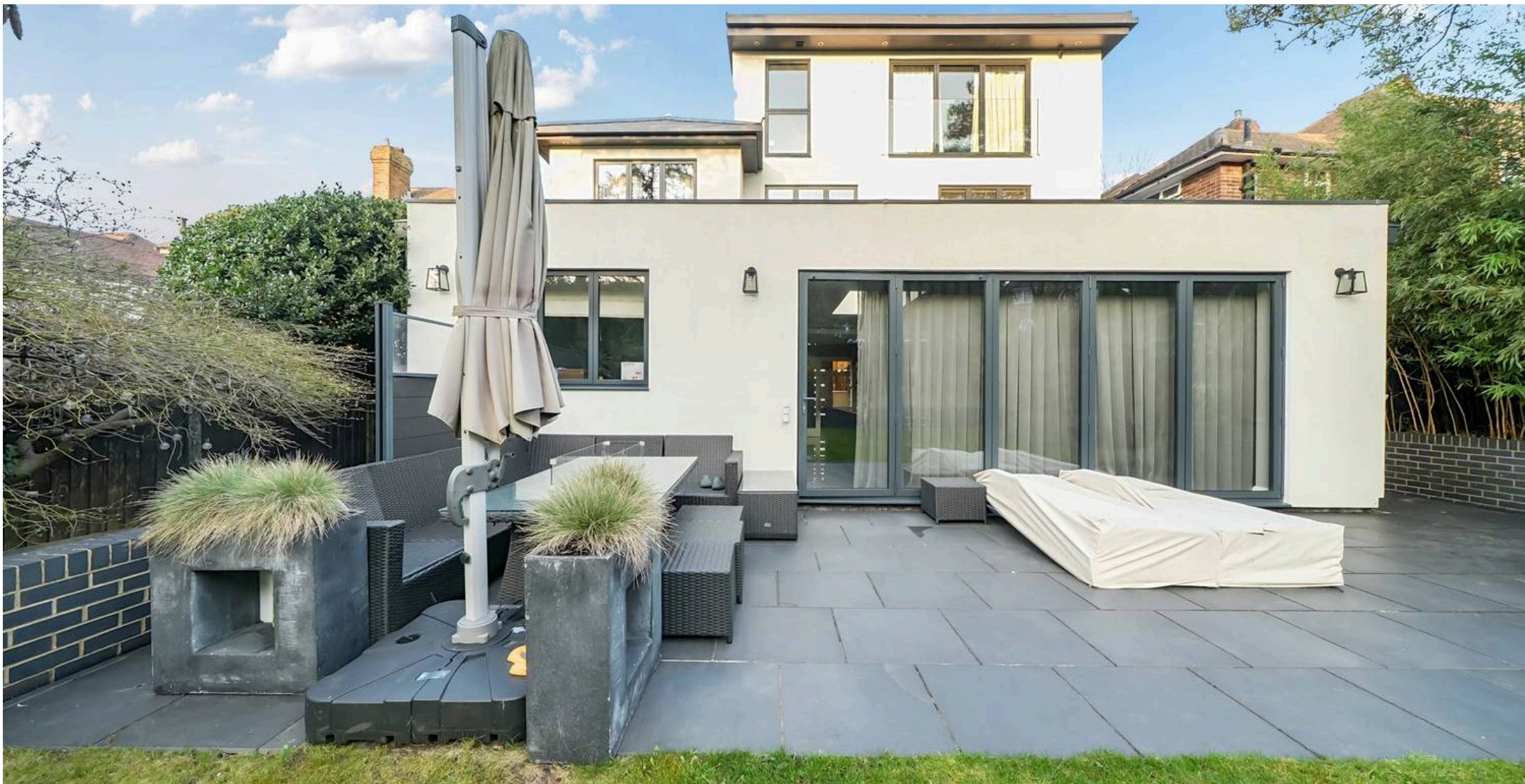
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Approximate Area = 2050 sq ft / 190.4 sq m
Limited Use Area(s) = 50 sq ft / 4.6 sq m
Garage = 158 sq ft / 14.6 sq m
Outbuilding = 205 sq ft / 19 sq m
Total = 2463 sq ft / 228.6 sq m

For identification only - Not to scale

Denotes restricted
head height





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