



Elmfield Way | | Sanderstead | CR2 0ED

Offers Over £800,000

Pollard Machin

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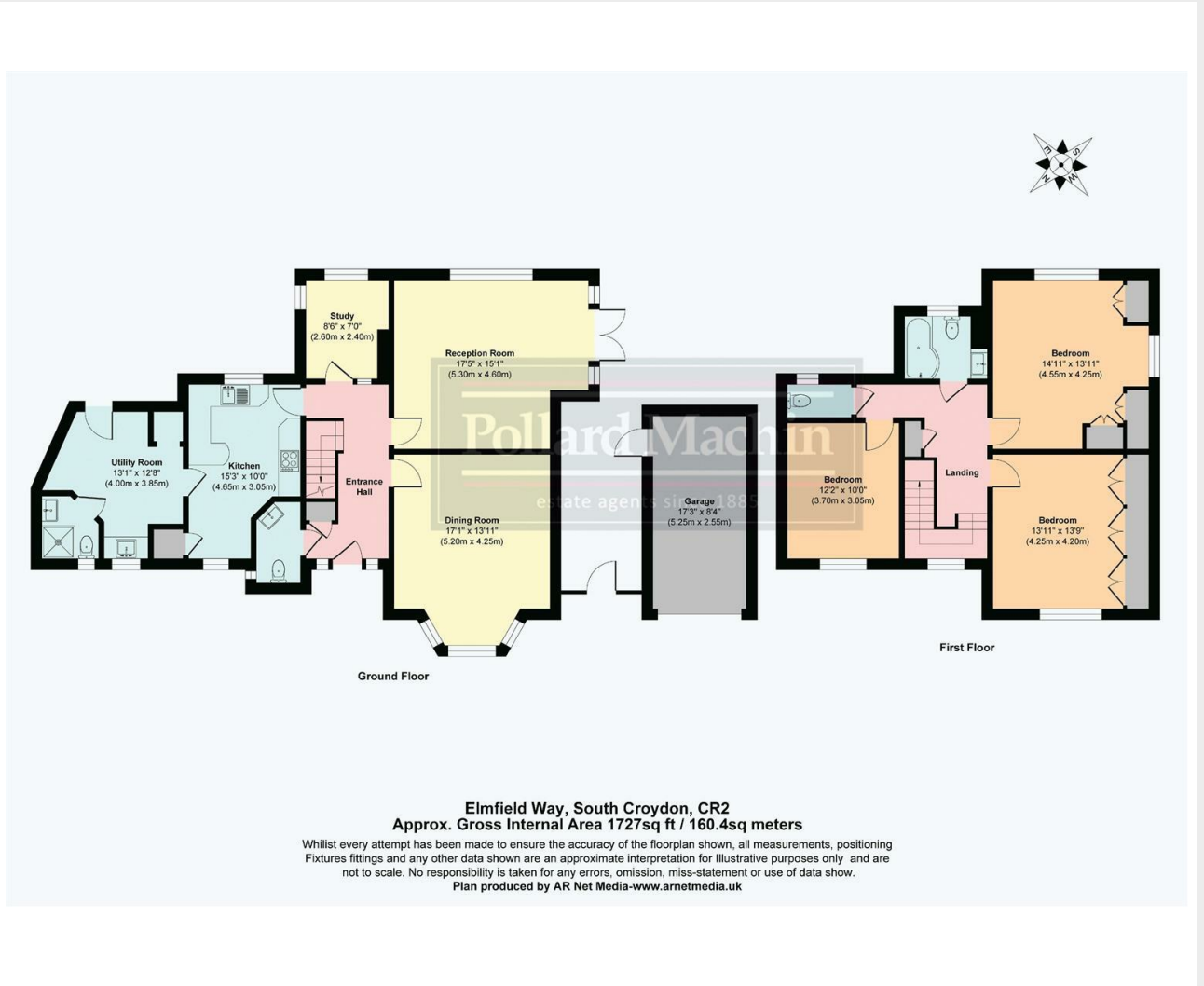
An impressive 1930s detached family home, offering generous and flexible accommodation arranged over two floors, set on a wide and attractively landscaped plot with excellent potential to extend (subject to the usual consents). EPC Rating C. Council Tax Band G.

The property opens via an enclosed entrance porch into a spacious reception hall with oak flooring and useful storage, immediately setting the tone for the quality and proportions throughout. To the front is a superb

- 3 Double Bedrooms
- 16'7 Dining Room
- 15'4 Kitchen/Breakfast Room
- Detached Garage
- Wet Room
- 18'1x14'10 Double Aspect Lounge
- Study
- Utility Room
- Beautifully Landscaped Gardens
- Galleried Landing







Council Tax Band G **EPC Rating**

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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