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TOWN & COUNTRY

78 ELMFIELD WAY  
SOUTH CROYDON, SURREY, CR2 0EH



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Guide Price £795,000

This beautifully presented three-bedroom detached home has been thoughtfully extended to the ground floor and offers stylish, flexible living. The heart of the house is the impressive kitchen with a stunning vaulted ceiling, creating a bright and spacious feel, while the modern lounge flows seamlessly through to the kitchen via internal doors. A separate utility room and convenient downstairs WC add to the practicality of the layout. Outside, the attractive rear garden features a level lawn and a fabulous cabin, cleverly designed with generous storage to one side and a dedicated office space to the other, ideal for home working or hobbies. Perfectly positioned in a highly sought-after location, the property is close to the ever-popular The Ridgeway School and within easy reach of two mainline railway stations, making it an excellent choice for families and commuters alike.









**Tenure: Freehold**    **Local Authority: Croydon Council**  
**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

**Council Tax Band: F**

**EPC Rating: TBC**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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