



RAYNERS
TOWN & COUNTRY

KINGSWOOD WAY
SELSDON, SURREY, CR2 8QP

2 KINGSWOOD WAY

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Guide Price £950,000

Rayners are delighted to present to the market this totally unique property comprising a bespoke main cottage and an adaptable self contained annex with the potential of two separate units. In our opinion this would be the perfect property for an extended family allowing everyone to have their own private space. Located in one of Selsdon's most prestigious private cul-de-sacs this stunning cottage was originally a three bedroom bungalow but has been reconfigured and renovated by the current vendors over many years. The property offers very flexible space providing three double bedrooms including the detached self contained annex, with under floor heating in several rooms. The main cottage now comprises a lounge and separate dining room, a refitted country cottage feel kitchen with a separate utility room and a large double bedroom with a very large ensuite bathroom (which was originally bedroom 2). There is also separate shower room and a stunning 20ft x 21ft glass conservatory spanning the width of the property with direct access to the garden.

The level rear garden offers a fabulous haven to enjoy an evening G & T or to entertain friends. The mature trees and shrubs provide a screen from the outside world with the lawn and borders spanning approximately a third of an acre giving ample space to fully enjoy the privacy. The Garden also contains an external small home office providing a quiet spot to get all that hard work finished. We highly recommend that you book an early viewing to fully appreciate this wonderful home.



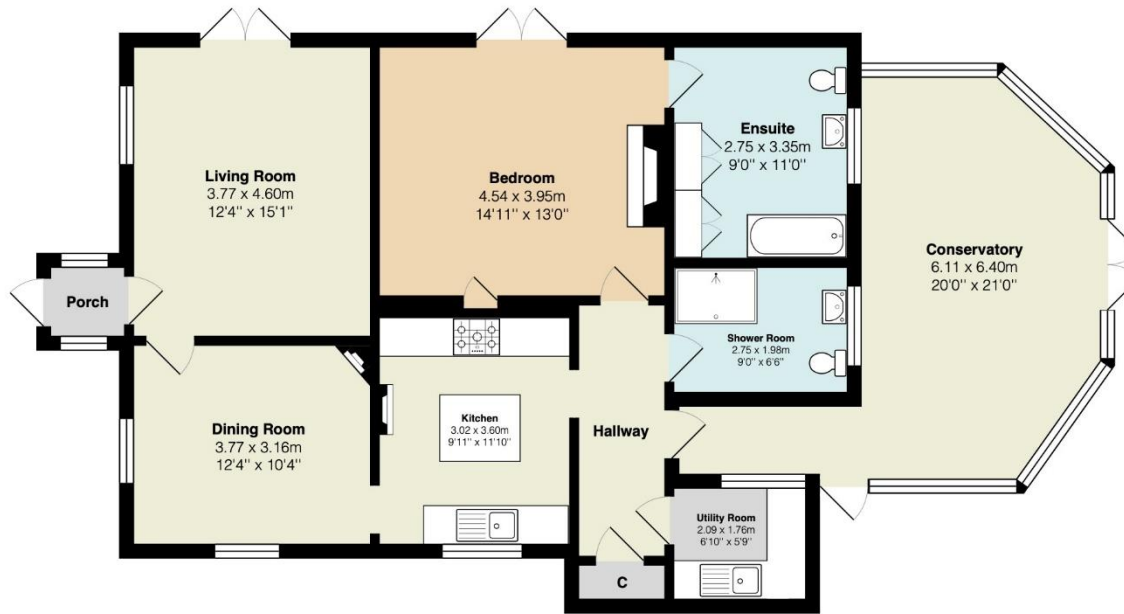
The annex, originally a detached garage, offers a ground floor studio with a 22ft x 11ft living area, walk in wardrobe and a separate kitchen and bathroom. The second floor accessed by a wrought iron external staircase has a double bedroom with ensuite facilities ideal for relatives, teenagers or even as an air B&B. To the front of the property is a spacious driveway which accommodates several vehicles.

The area provides a range of state and independent schools with Croydon High School close by with also numerous green areas and with Selsdon Bird Sanctuary that is approximately a 2 minute walk away, with good walking trails and woodland. Selsdon provides comprehensive shopping facilities including three high

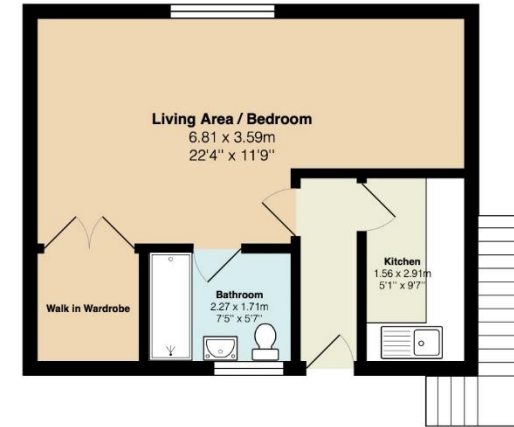




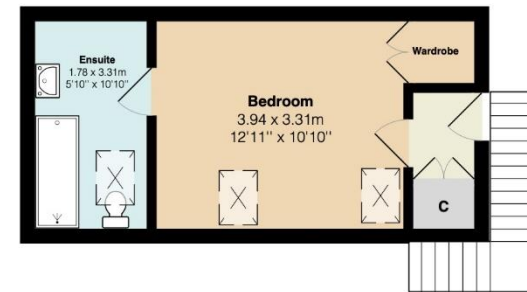
2 Kingswood Way



Annex Ground Floor



Annex First Floor



Total Area: 177.8 m² ... 1914 ft²

All measurements are approximate and for display purposes only

Tenure: Freehold Local Authority: Croydon Council Council Tax Band: F EPC Rating: F

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

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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