



23 Kingswood Place | Selston | Surrey | CR2 8SY

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Exclusive Premier Homes

| ASKING PRICE £925,000 | FREEHOLD |

A FIVE BEDROOM DETACHED HOUSE, IN A SECLUDED RESIDENTIAL LOCATION IN SELSDON .

Built by award-winning housebuilder Mantle Developments, Kingswood Place offers family living with the highest contemporary specifications, within this attractive and easily accessible suburb of south London. These impressive traditional-style new homes comprise substantial accommodation set over 2 floors providing a luxury lifestyle in a desirable location.

This property has been designed with all the needs of a modern family in mind, from open-plan, spacious living, to the highest design specifications, and parking for two cars. The houses are bordered by mature trees within a quiet, residential area, offering all the privacy you'd expect from this exclusive new development.

The prosperous suburb of Selsdon is located between Croydon and open countryside, and benefits from many local amenities, with cafés, restaurants, leisure facilities and supermarkets all close by. For even more variety, bustling Croydon is just a fifteen minute drive away, with well-connected transport links to take you further afield. You'll find excellent primary and secondary schools nearby, both in the state and private sectors.

Venturing into the countryside couldn't be easier. Selsdon Wood, a local nature reserve now owned by the National Trust, is just a five minute walk away, while the historic Selsdon Park Hotel and golf club with its 200-acre recreational grounds, leisure club and spa, is just 1.2 miles from the development.

The centre of Croydon is just five miles from Kingswood Place, and is going through one of the most exciting times in its history. A huge investment in the redevelopment of the town centre will bring a new Westfield shopping centre, to accompany the already vast array of shops and restaurants. Getting there couldn't be simpler. A local bus service runs to the heart of Croydon every fifteen minutes, or it's a fifteen minute drive by car.

Kingswood Place is just seven miles from the M25, giving you access to the UK's motorway network. Gatwick airport is less than a thirty minute drive, while Heathrow is fifty minutes away.

The nearest railway station is Sanderstead (2.9 miles), which runs a service to London Victoria in just 25 minutes. The tram stop at Gravel Hill (3.4 miles) connects you to the south London tram network, while regular local buses run to Croydon, Purley, and Addington village.













PLOTS 3,5

Detached five bedroom house with separate double garage

GROUND FLOOR



| | |
|----------------|------------------|
| Kitchen/Living | 10000mm x 4500mm |
| Living Room | 5200mm x 4000mm |
| Study | 3100mm x 3000mm |

FIRST FLOOR

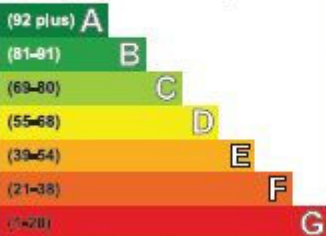


| | |
|-----------|-----------------|
| Bedroom 1 | 3900mm x 3300mm |
| Bedroom 2 | 4600mm x 4000mm |
| Bedroom 3 | 3300mm x 3000mm |
| Bedroom 4 | 3700mm x 3600mm |
| Bedroom 5 | 3000mm x 2900mm |

| | | |
|---|--------------|------------|
| Plot 3 Total Internal Area (excluding detached double garage) | 2165 sq ft | 201.1 sq m |
| Plot 5 Total Internal Area (excluding detached double garage) | 2236.7 sq ft | 207.8 sq m |

Energy Efficiency Rating

Very energy efficient • lower running costs



Not energy efficient • higher running costs

| Current | Potential |
|---------|-----------|
| 85 | 85 |



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For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.