



31 Kingswood Way, South Croydon

Offers in Excess of £2,000,000 Freehold

ShineRocks
PROPERTY AGENTS

31 Kingswood Way

South Croydon

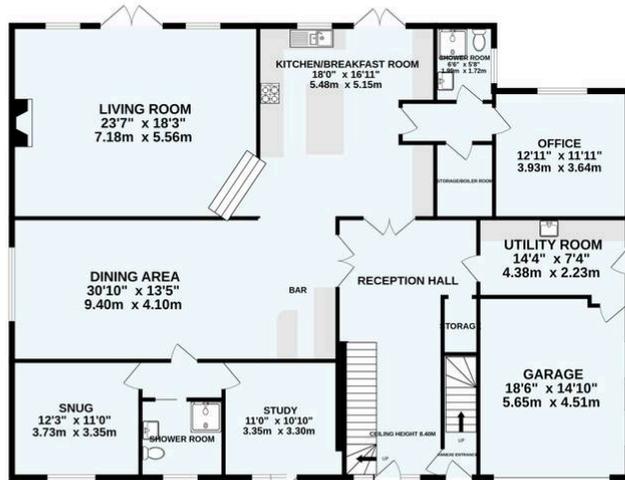
A Beautiful, five/seven double bedroom, three/four reception room, seven bath/shower room + self contained annex, detached family residence offering just under 6,000 sq ft of living accommodation. Located in a sought after unadopted road, within a few minutes of Croydon High School for Girls. Grand reception hall with 27'6" ceiling, two sets of double doors to the main 43'4" x 31'8" open plan living area consisting of: Fully fitted German kitchen/breakfast room, sunken living room with fireplace and French doors, 31' dining room with bar area. Separate utility room/secondary kitchen, integral garage, office/nanny room, shower room, study, additional ground floor shower room and snug. Floating sandstone staircase with bespoke wrought iron balustrade to spacious first floor galleried landing, bedroom two with en suite, bedroom three with en suite, bedrooms four and five, family bathroom. Door from landing to self contained annex. Stairs from main landing to principal bedroom with dressing room and en suite bathroom, sitting/games room or bedroom six, store room.

- WATCH OUR VIDEO TOUR
- BEAUTIFUL FIVE/SEVEN BEDROOM DETACHED RESIDENCE + SELF CONTAINED ANNEX
- SEVEN BATH/SHOWER ROOMS
- THREE/FOUR RECEPTION ROOMS
- HIGH QUALITY FULLY FITTED GERMAN KITCHEN, THE GROUND FLOOR HAS UNDER FLOOR HEATING THROUGHOUT
- EXCLUSIVE AND MUCH SOUGHT AFTER UNADOPTED ROAD, SWEEPING IN AND OUT BLOCK PAVED DRIVEWAY
- LOCATED JUST A FEW MINUTES FROM CROYDON HIGH SCHOOL FOR GIRLS
- EPC - B - COUNCIL TAX BAND - G

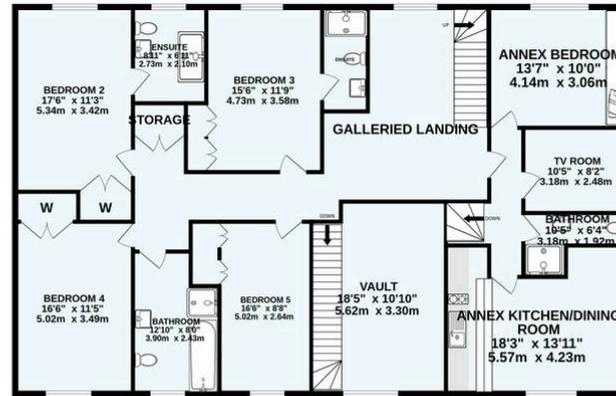




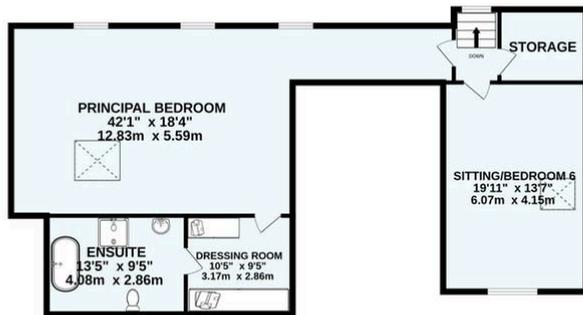
GROUND FLOOR
2510 sq.ft. (233.2 sq.m.) approx.



1ST FLOOR
2209 sq.ft. (205.2 sq.m.) approx.



2ND FLOOR
1202 sq.ft. (111.7 sq.m.) approx.



TOTAL FLOOR AREA : 5921 sq.ft. (550.1 sq.m.) approx.

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ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.