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GRAHAM  
JOHN  
MAKE LIFE SPECIAL

Surprises await . . .

in this extended family home



# Easy to Love

Even easier to live in, a  
super home in our eyes

There's a fabulous sense of  
discovery as this home reveals  
itself to you, there's much more  
to it than first meets the eye.

Homes often provide pleasant surprises, not just for us but for those who buy them. This is one of those. For the current owners, if you had asked them how long they planned to stay when they first moved in, we doubt they would have imagined this long, just on thirty years! Why did they move here and stay? Family thoughts prompted a change originally and they chose somewhere that was close to a great school, John Fisher, an important choice for them at the time. It was a house that had already been extended so there was space to grow into. Importantly, because of its position within the cul de sac, the garden was larger than you would normally expect, widening dramatically to the rear. It was a combination too good to miss and one that proved to be an excellent choice for the future. 'We realised as the years went on that we had everything here we needed'.

You can appreciate what they mean when you realise you have easy access to London, shops in Selsdon, a great selection of primary and secondary schools and, for the moments in life where you have time to relax a little, to get out for a break and enjoy fresh air, a walk of around twelve minutes leads to Selsdon Wood, two hundred acres (81ha) of woods and grassland owned by the National Trust and managed by Croydon Borough Council.

Back to the house itself! Something that always impresses us is flexibility in accommodation. What you find here is a lovely family home with three reception rooms. There's a ground floor cloakroom and a separate wet room. There in itself lays flexibility. What we term the family room is set next to the



*Lots of room for entertaining in the garden*



*Stylishly appointed*

## The Details

Living room  
Dining room  
Family room  
Kitchen  
Wet room  
Cloakroom  
4 bedrooms  
Bathroom  
Garage  
Off road parking  
Garden



wet room and could provide an 'en suite' ground floor bedroom if needed. For anyone wanting a home working environment it is a room looking over that rear garden we mentioned. It's a brilliant size for an office and comfortably close to the kettle whilst feeling separate. Upstairs you'll find four bedrooms, again, for those wanting a home office, the fourth can suit perfectly as a place to work from.

This is a fantastic home for entertaining, throw open the french doors from the dining room and spill out onto the sprawling patio area, two large tables disappear into this space leaving plenty of lawn for kids and/or pets to charge around on. As the garden laps around the house, you'll find space at both sides for a shed, for storage and somewhere to keep bins from sight. There's a garage here and parking off road for cars. Sanderstead Station is less than 2 miles, Purley Oaks less than 3.5 miles, Riddlesdown under 3 and South Croydon Station 3 miles.

Selsdon is often referred to as a leafy suburb and much of the area was developed in the 1920's. It is home to the De Vere Selsdon Estate, a luxury hotel, itself in two hundred acres and sports a golf course, designed by five time British Champion J H Taylor. There are 26 conference rooms, gym, heated swimming pool, sauna, steam room and spa pool.

Selsdon, like many other areas, surprises so many people when they look more closely and this is a home that does the same, give us a call and come and find out more.

**This home is available for viewing by appointment through Graham John Estate Agents.**

**+44 (0)1303 474101**

**Email: [property@grahamjohn.com](mailto:property@grahamjohn.com)**

**[www.grahamjohn.com](http://www.grahamjohn.com)**



A lovely room to relax in







*The dining room is a great space for bringing people together for a meal. Throw open the French doors to the garden and it acquires a whole new purpose.*

This is a home that has been designed to make life flow and works beautifully. The kitchen is a great place for a quiet moment of contemplation, for a quick chat over a coffee and it's a brilliant work room for cooking meals.

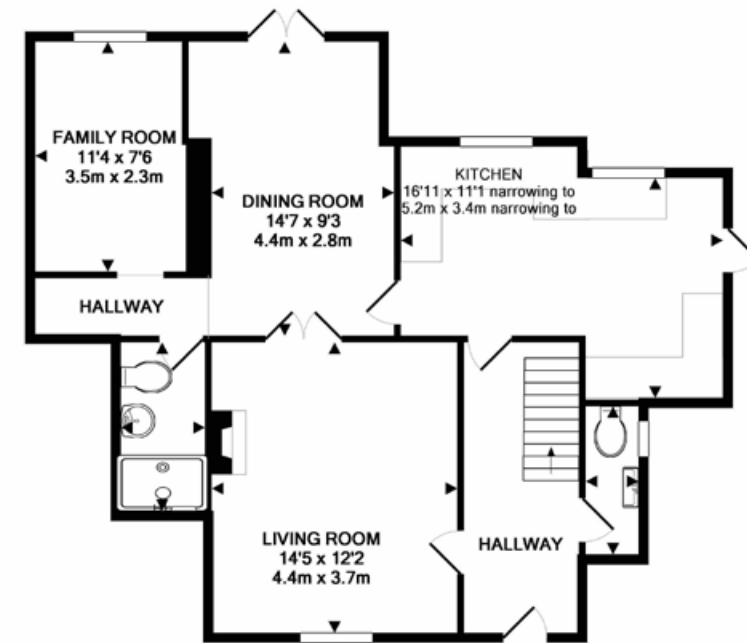




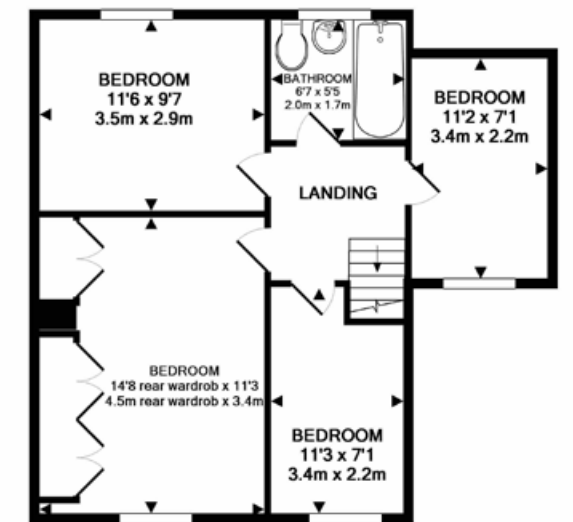
Ground floor family room



The second room



GROUND FLOOR  
APPROX. FLOOR  
AREA 731 SQ.FT.  
(67.9 SQ.M.)

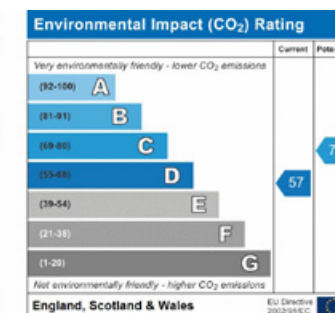
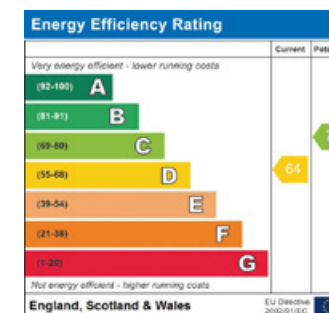


1ST FLOOR  
APPROX. FLOOR  
AREA 513 SQ.FT.  
(47.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1243 SQ.FT. (115.5 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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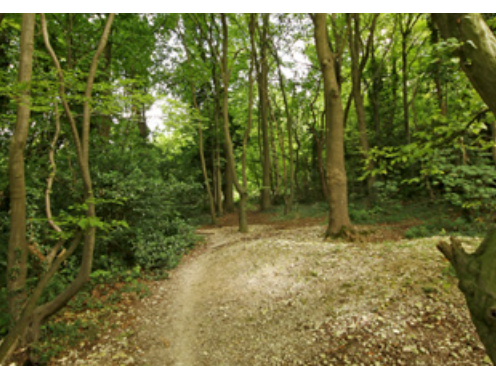


The master bedroom



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*We love the fact that shops and schools are on your doorstep, but so is lovely countryside.*

A great home allows you to live life within your own boundaries and this is a home that has space inside and out to do that, all in a pleasant cul de sac, near enough to amenities to be convenient but far enough to have a sense of privacy.

It becomes a superb home, in our eyes, when you find space like Selsdon Wood Nature Reserve on your doorstep. 200 acres of woods and fields to wander through in your spare time. Explore it, like we did and you'll realise how special it makes this home. ■

*An extended patio area makes this a great outdoor space for entertaining. There are spaces, tucked out of sight for shed and bins making this a well thought out space.*