

Entrance Hall  
Living Room  
12'0" x 20'11" (3.66m x 6.38m)  
Reception Room  
9'11" x 9'8" (3.02m x 2.95m)  
Lobby  
W.C.  
Kitchen  
9'9" x 9'8" (2.97m x 2.95m)  
Dining Room  
13'4" x 7'11" (4.06m x 2.41m)  
Landing  
Bedroom  
11'11" x 12'7" (3.63m x 3.84m)  
Bedroom  
11'11" x 8'0" (3.63m x 2.44m)  
Bedroom  
11'7" x 9'9" (3.53m x 2.97m)  
Bathroom  
Garden  
Garage  
8'2" x 15'0" (2.49m x 4.57m)  
Off street parking



Paul Meakin  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
1311 ft<sup>2</sup>  
121.8 m<sup>2</sup>

(1) Excluding balconies and terraces

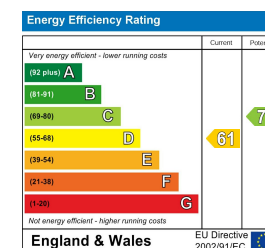
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



EST 1973  
**Paul Meakin**  
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Offers In Excess Of £550,000 Falconwood Road, Croydon, CR0 9BB



Tucked away on Falconwood Road in the vibrant area of Croydon, this charming semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three generously sized double bedrooms, providing ample space for relaxation and rest.

Upon entering, you are welcomed into a spacious ground floor that has been thoughtfully extended to create a large through lounge, seamlessly connecting the kitchen and dining area. This open-plan layout is perfect for entertaining guests or enjoying family meals, ensuring that everyone can gather comfortably in one inviting space.

The fitted four-piece family bathroom is designed with functionality in mind, catering to the needs of a busy household.

Outside, the property features a large landscaped tiered rear garden, offering a tranquil retreat for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the convenience of a garage and off-street parking ensures that you will never have to worry about finding a space for your vehicle.

This delightful home on Falconwood Road is not just a property; it is a place where memories can be made. With its spacious interiors and beautiful outdoor space, it is sure to appeal to those seeking comfort and convenience in a sought-after location close to amenities and transport links. Call now to avoid disappointment.

TAX BAND: £

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

