



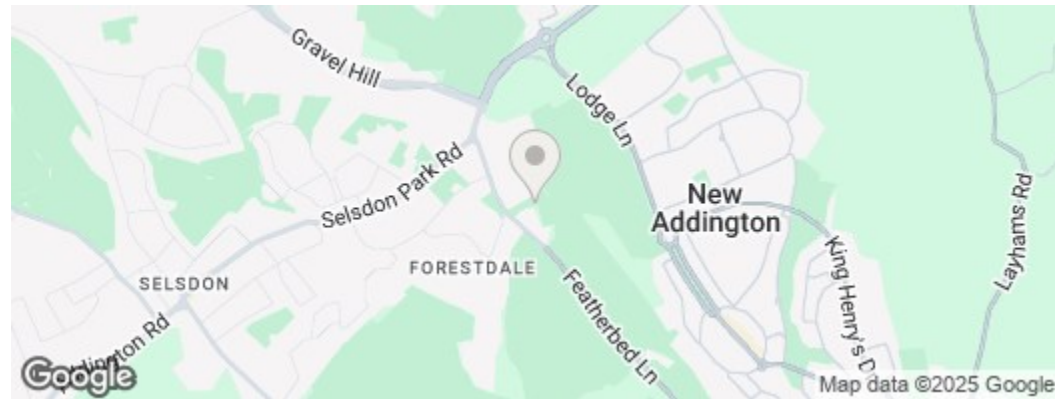
EST 1973
Paul Meakin ESTATE AGENTS
£560,000 Falconwood Road, Croydon, CR0 9BF



Approximate total area⁽¹⁾
 1494 ft²
 139 m²

(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.
 GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		68	80
EU Directive 2002/91/EC			



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



Paul Meakin are proud to present this rare four bedroom semi-detached home on Falconwood Road.

The layout of the house is designed to provide both privacy and communal living, making it ideal for family life and entertaining guests.

This home benefits from four double bedrooms, with the fourth having an en-suite shower room, a large living area, a re-fitted kitchen, separate utility room, separate upstairs toilet and bathroom and great garage space useful for storage. Falconwood Road also boasts rare features, such as the rear garden backing onto greenery creating a private, secluded area perfect for relaxing and enjoying garden activities and an electric car charging point at the front of the house.

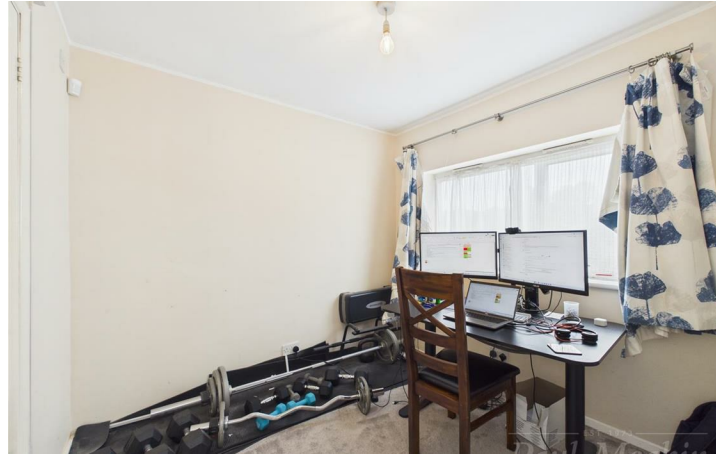
Situated in a desirable area, this home benefits from excellent local amenities, including Forestdale shops, near-by schools, and local parks, all within easy reach.

This property presents a unique opportunity to create lasting memories in a welcoming environment. Whether you are looking to settle down or invest in a family home, this semi-detached house on Falconwood Road is certainly worth considering.

Do not miss the opportunity to view this property and make it your new home!
 Call 02086511234 to arrange your viewing!

- Downstairs shower room
- Electric car charging point
- Four double bedrooms
- Rear garden overlooking greenbelt

Kitchen
11'1" x 7'9" (3.40 x 2.37)



Dining Room
11'11" x 21'3" (3.65 x 6.48)



Living Room
19'8" x 11'1" (6.00 x 3.38)

Bedroom one
9'10" x 12'9" (3.02 x 3.90)

Bedroom two
11'9" x 9'7" (3.59 x 2.93)

Bedroom three
11'11" x 8'2" (3.65 x 2.50)

Garage
8'2" x 15'10" (2.51 x 4.84)

Bedroom four/Study
9'11" x 8'5" (3.03 x 2.57)

Bathroom

W/C

Ensuite shower room

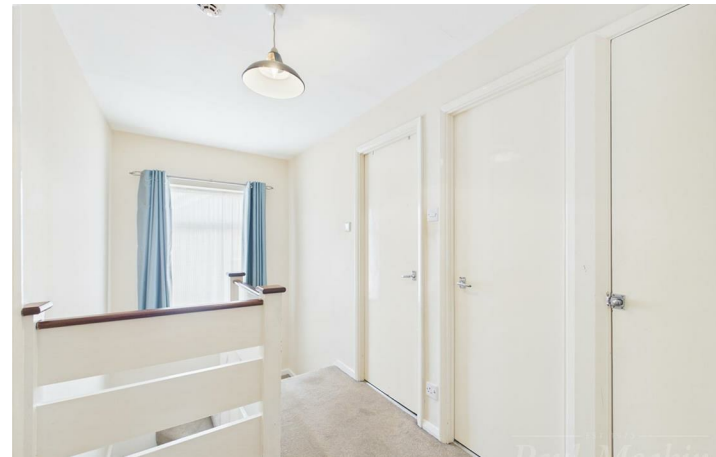
Utility Room

Entrance

Hallway

Rear garden

Off-street parking



Electric car charger