EST 1973
Paul Meakin
ESTATE AGENTS



Approximate total area(1)
1408 ft²
130.7 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



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£490,000 Falconwood Road, Croydon, CR0 9BD





Situated on the edge of open countryside, in the popular Falconwood Road, this chain-free three-bedroom semi-detached home offers approximately 1400 sq ft of well-proportioned accommodation and represents an excellent opportunity for buyers looking to create a home to their own taste.

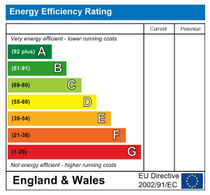
The ground floor provides generous and versatile living space, including an impressive 21ft living room which opens through to a separate, dining room with garden view creating an excellent layout for everyday family living and entertaining. There is also a fitted kitchen, useful ground floor WC and an additional lean-to providing access to the rear garden.

Upstairs are three well-proportioned double bedrooms, together with a family bathroom and separate WC.

Outside, the property benefits from a particularly generous rear garden, offering ample space for families, entertaining and outdoor enjoyment. To the front, there is off-street parking together with access to the integral garage.

The property would benefit from updating and modernisation, but its generous proportions, flexible layout and attractive plot provide considerable potential to create an impressive long-term family home.

Falconwood Road offers the rare combination of excellent transport links into Croydon and London with a location that sits on the very edge of open countryside. The property is conveniently positioned for the amenities of Forestdale and Selsdon, with local shops, schools and bus services all within walking distance. Tramlink services are also readily accessible, providing convenient connections to East Croydon station and onwards to central London. Falconwood Meadow, an accessible nature conservation site is situated just 100 yards away, whilst other nature reserves, extensive open countryside and golf courses are all close by.



Porch
6'0" x 3'7" (1.85 x 1.10)

Living Room
12'1" x 21'0" (3.70 x 6.42)

Dining Room
13'4" x 8'11" (4.07 x 2.72)

Kitchen
13'5" x 7'10" (4.09 x 2.41)

Downstairs WC
5'6" x 3'2" (1.68 x 0.97)

Lean-to
3'9" x 28'4" (1.15 x 8.66)

Garage
8'3" x 19'11" (2.52 x 6.08)

Landing
6'3" x 5'11" (1.92 x 1.82)

Bedroom One
10'0" x 12'9" to wardrobes
(3.07 x 3.89 to wardrobes)

Bedroom Two
11'10" x 9'5" to wardrobes
(3.61 x 2.89 to wardrobes)

Bedroom Three
11'11" x 8'2" to wardrobes
(3.65 x 2.50 to wardrobes)

Bathroom
8'1" x 5'1" (2.48 x 1.56)

WC
2'7" x 5'0" (0.80 x 1.54)

Garden

TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

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- Spacious three double bedroom semi detached home
- Approx. 1,370 Sq Ft
- located on the edge of open countryside
- Integral Garage and off street parking
- Popular Falconwood Road Location
- Excellent Modernisation Opportunity
- Impressive 21ft Living Room
- Generous Rear Garden
- Separate Dining Room with Garden View
- Convenient for Local Schools, Shops and Transport Links





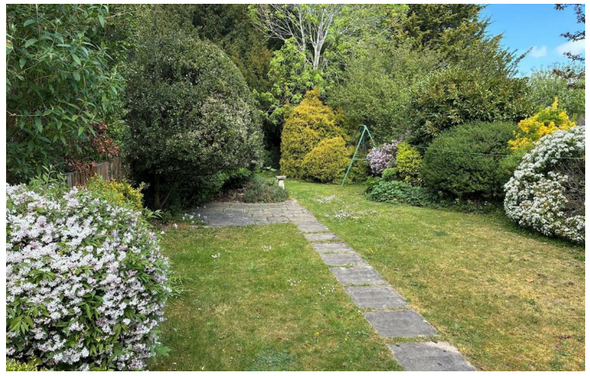






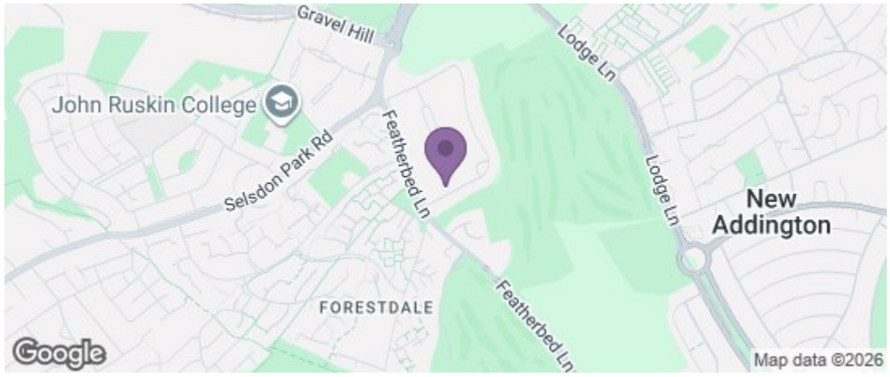
















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