



Energy Efficiency Rating England & Wales <small>EU Directive 2002/91/EC</small>	Entrance Hall	Wet room	W.C
	Living Room 20'10 x 12'1 (6.35m x 3.68m)	Landing	Lean to 21'0 x 2'11 (6.40m x 0.89m)
	Conservatory 7'8 x 10'6 (2.34m x 3.20m)	Bedroom One 12'7 x 12'0 (3.84m x 3.66m)	Garden
	Kitchen 7'11 x 13'3 (2.41m x 4.04m)	Bedroom Two 9'8 x 11'6 (2.95m x 3.51m)	Off street parking
	Bedroom Four/Reception Room 10'6 x 7'11 (3.20m x 2.41m)	Bedroom Three 8'0 x 11'11 (2.44m x 3.63m)	
		Bathroom	

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



EST 1973
Paul Meakin £575,000 Falconwood Road, CR0 9BE
ESTATE AGENTS



Nestled on the desirable Falconwood Road, this extended four-bedroom semi-detached family home offers a perfect blend of space and comfort. As you enter, you are greeted by a large reception room, ideal for both relaxation and entertaining guests. The useful conservatory adds an extra dimension to the living space, allowing for a bright and airy atmosphere, perfect for enjoying a cup of tea or reading a book while overlooking the garden.



There is three double bedrooms, bathroom and separate W.C located on the first floor, complemented by a modern downstairs wet room, ensuring that morning routines run smoothly for everyone.

The private rear garden is a delightful retreat, offering a tranquil space for outdoor activities, gardening, or simply unwinding after a long day. Additionally, off-street parking is available and gas central heating and double glazed windows.

This property is not just a house; it is a home that promises comfort and convenience in a sought-after location. Being close to frequent bus services, the Inter-change, Gravel Hill tramstop, amenities and a variety of schools. Do not miss the chance to make this charming residence your own.

