



EST 1973
Paul Meakin £470,000 Falconwood Road, Croydon, CR0 9BD
 ESTATE AGENTS



Approximate total area⁽¹⁾
 988 ft²
 91.9 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

Porch
 7'3" x 3'6" (2.23 x 1.07)

Entrance Hall
 7'5" x 6'1" (2.27 x 1.86)

Reception Room
 10'9" x 23'4" (3.29 x 7.12)

Kitchen
 8'3" x 10'0" (2.54 x 3.07)

Garage
 8'2" x 17'2" (2.49 x 5.25)

Landing
 3'2" x 9'1" (0.99 x 2.78)

Bedroom One
 10'9" x 11'9" (3.30 x 3.60)

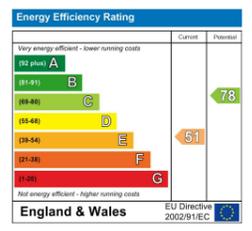
Bedroom Two
 10'9" x 9'6" (3.29 x 2.91)

Bedroom Three
 7'8" x 8'2" (2.35 x 2.49)

Bathroom
 4'11" x 5'7" (1.51 x 1.72)

WC
 2'7" x 5'6" (0.80 x 1.70)

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 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



Chain-Free Three-Bedroom Home with Huge Potential

Located on the sought-after Falconwood Road, this chain-free three-bedroom semi-detached home presents an exciting opportunity to create your dream family space. Bursting with potential, the property requires modernisation — giving you the perfect blank canvas to design a home tailored to your taste and lifestyle.

Set back on a quiet, tree-lined residential street, the house offers well-proportioned rooms, excellent natural light, and a layout that lends itself beautifully to future reconfiguration or extension (STPP). Whether you dream of open-plan living, a garden retreat, or a character-filled renovation, this property has the bones to bring that vision to life.

The location is equally impressive — within easy reach of schools, green spaces, local shops, and excellent transport links to Central London and beyond. It's the kind of setting that grows with your family, offering both community and convenience.

With plenty of potential to personalize and grow with you, this is a fantastic opportunity to secure a home in a desirable Croydon location. Early viewing is highly recommended.

- Chain-free three-bedroom semi-detached home
- Spacious, well-proportioned layout across two floors
- Quiet, tree-lined residential road in Croydon
- Potential to extend (STPP)
- Excellent transport links
- Fantastic opportunity to modernise and add value
- Ideal project to create your dream family home
- Large rear garden
- Close to local shops, schools, and green spaces
- Perfect for first-time buyers, upsizers or investors

