



93 Falconwood Road, Croydon – CR0 9BF

Guide Price **£600,000**





93 Falconwood Road

Croydon

Stunning three/four-bedroom semi-detached home offering spacious modern living, open-plan kitchen with bi-fold doors to landscaped garden, large driveway, and peaceful sought-after location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious four-bedroom semi-detached home
- Bright and airy entrance hall leading to generous main reception room
- Open-plan kitchen/dining area with modern units and underfloor heating
- Bi-fold doors opening onto a landscaped rear garden
- Versatile ground floor bedroom ideal as an office, playroom, or snug
- Contemporary family bathroom with four-piece suite and walk-in shower
- Principal bedroom with built-in shower
- Large driveway providing off-street parking
- Landscaped garden with patio, hot tub, storage sheds



A bright and welcoming entrance hall sets the tone for the rest of this impressive home, leading through to a spacious main reception room – a superb space for relaxing or entertaining, filled with natural light and finished to a high standard.

To the rear, the home opens into a truly striking open-plan kitchen and dining area, designed for modern living. The kitchen is fitted with sleek, contemporary units, ample worktop space, and high-quality appliances. Underfloor heating adds comfort, while bi-folding doors open seamlessly to the beautifully landscaped rear garden, creating an effortless connection between indoor and outdoor spaces – perfect for summer entertaining.

The ground floor also includes a versatile fourth bedroom, ideal for use as a home office, playroom, or snug, and also benefits from underfloor heating. A convenient downstairs WC and excellent storage complete the ground floor accommodation.

Upstairs, the property continues to impress with three well-proportioned bedrooms, including a principal bedroom with a built-in shower for added convenience. The family bathroom is beautifully appointed, featuring a stylish four-piece suite with both a separate bath and a walk-in shower.

The rear garden has been thoughtfully designed and meticulously maintained, featuring a patio area ideal for outdoor dining, two storage sheds, and further cleverly integrated storage beneath the patio. A fully operational hot tub provides a luxurious finishing touch, perfect for relaxation.

To the front, a large driveway provides ample off-street parking for six or more vehicles, while a CCTV system accessible via mobile phone ensures additional security and peace of mind.

This exceptional family home offers an abundance of space, style, and flexibility, perfectly combining modern convenience with high-quality finishes. With its expansive living areas, landscaped garden, and prime position in a desirable residential setting, this property represents a rare opportunity to acquire a home ready to move straight into. Early viewing is highly recommended.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of





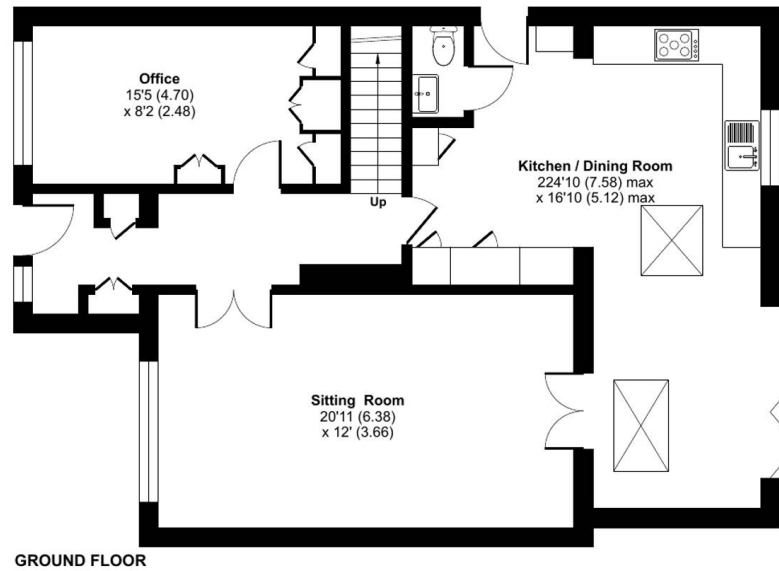
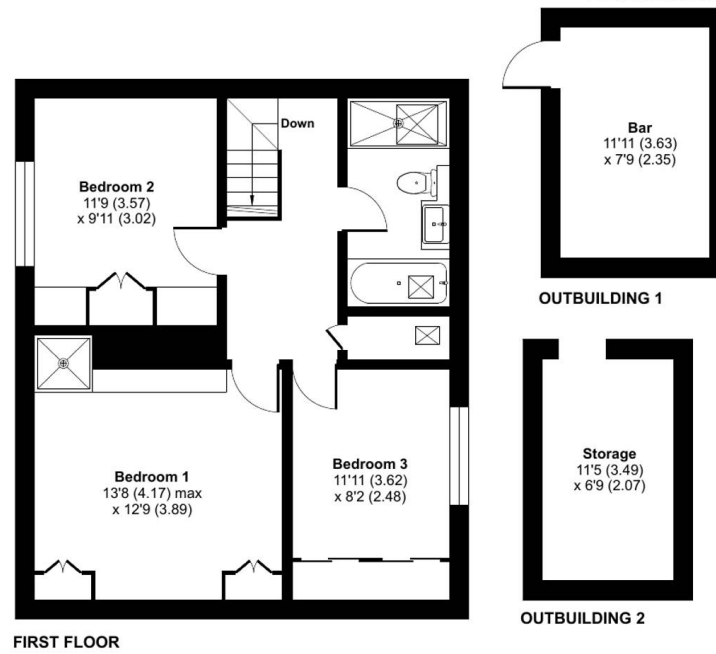
Falconwood Road, Croydon, CR0

Approximate Area = 1444 sq ft / 134.1 sq m

Outbuildings = 170 sq ft / 15.7 sq m

Total = 1614 sq ft / 149.8 sq m

For identification only - Not to scale





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/

As part of our service, we may recommend ancillary providers to assist with your property transaction. Please scan here for our Referral Fee disclosure information.

