



James Chiltern
Estate Agents



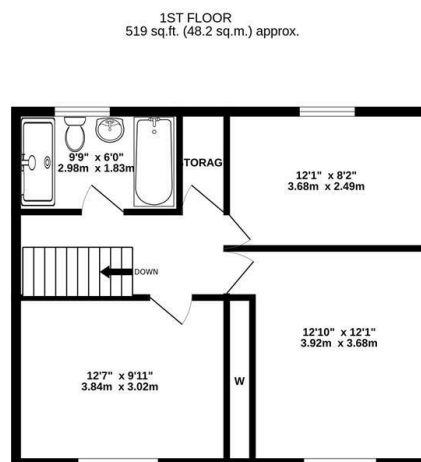
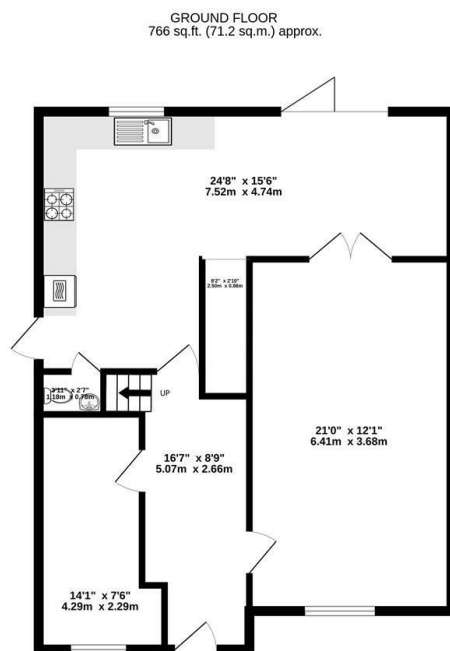
93 Falconwood Road, Croydon, CR0 9BF

Offers In The Region Of £625,000

- Exceptionally spacious three-bedroom semi-detached home
- Bifold doors opening onto beautifully landscaped garden
- Master bedroom with built-in shower
- Large driveway for 6+ cars and CCTV system with mobile phone access
- Huge main reception room with excellent natural light
- Second reception room ideal for home office or snug with underfloor heating
- Downstairs WC and ample storage throughout including under-patio storage
- Stunning open-plan modern kitchen and dining area
- Stylish four-piece family bathroom with separate bath and walk-in shower
- Fully functional hot tub and two garden sheds

182 London Road, Croydon, Surrey, CR0 2TE
0208 681 8133

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TOTAL FLOOR AREA: 1285 sq.ft. (119.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

Viewings

Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

Council Tax Band

E

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	