EST 1973
Paul Meakin
ESTATE AGENTS

Porch

Living Room
11'10 x 20'10 (3.61m x 6.35m)

Kitchen
13'3 x 7'10 (4.04m x 2.39m)

Wet Room

Landing

Bedroom
11'10 x 12'8 (3.61m x 3.86m)

Bedroom
11'7 x 9'5 (3.53m x 2.87m)

Bedroom
11'10 x 8'1 (3.61m x 2.46m)

Bathroom

W.C

Garden

Garage
8'4 x 15'8 (2.54m x 4.78m)

Off street parking

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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£475,000 Falconwood Road, Croydon, CR0 9BE

Nestled on Falconwood Road in the vibrant area of Croydon, this charming three-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream home. While the property is in need of updating, it boasts a spacious layout that includes a welcoming reception room, three generously sized double bedrooms, and a convenient downstairs shower room. Benefiting from a newly installed gas combi boiler, fitted at the end of May 2026, together with a new electrical consumer unit.

The first floor features a separate bathroom and toilet, ensuring ample facilities for family living. Outside, the property is complemented by a large garden backing onto Addington Golf course, perfect for outdoor activities, privacy or simply enjoying the fresh air. Additionally, a single garage and off-street parking provide practical solutions for your vehicle needs.

Situated close to the amenities of Forestdale, residents will benefit from easy access to local shops, bus services, and the tramlink, making commuting and daily errands a breeze. Furthermore, the proximity to local schools adds to the appeal for families seeking a nurturing environment for their children.

This property is a blank canvas, ready for your personal touch and vision. With its prime location and potential for transformation, it is an ideal choice for those looking to invest in a home that can be tailored to their tastes and lifestyle. Don’t miss the chance to explore the possibilities this semi-detached house has to offer.

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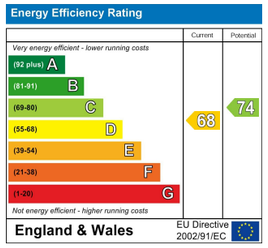

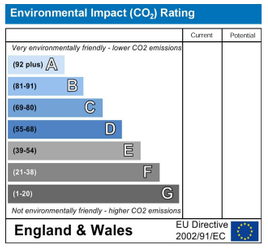

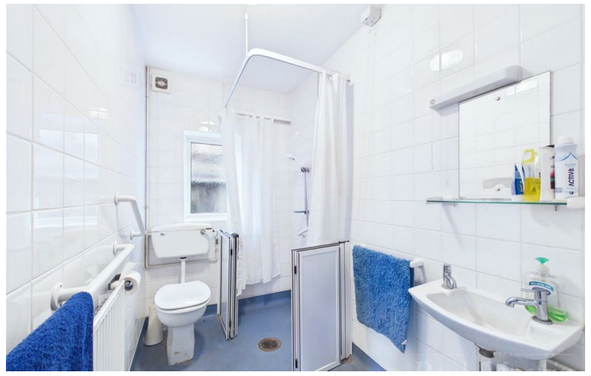

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