



29 Falconwood Road, Croydon

Offers In Excess of £550,000 Freehold

ShineRocks
PROPERTY AGENTS

29 Falconwood Road

Croydon

A lovely three double bedroom, two bath/shower room, one/two reception room, semi detached family house, with integral garage offering potential for ground floor fourth bedroom stpp, situated in a sought after quiet road, backing on to the open spaces of Addington Court golf club. Spacious entrance hall, lobby area, ground floor shower room, dual aspect living room, currently open plan to dual aspect dining room with French door to rear terrace and garden, modern fitted kitchen with side door to rear garden. Stairs to first floor landing, three double bedrooms, family bathroom, separate WC. Front garden mainly laid to lawn with block paved driveway with ample off street parking. Secluded rear garden.

- THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME
- TWO BATH/SHOWER ROOMS
- ONE/TWO RECEPTION ROOMS + INTEGRAL GARAGE WITH CONVERSION POTENTIAL FOR FOURTH BEDROOM STPP
- QUIET ROAD BACKING ADDINGTON COURT GOLF COURSE, WITHIN WALKING DISTANCE OF GRAVEL HILL TRAM STOP AND EASY REACH OF NUMEROUS SCHOOLS
- LEVEL PLOT WITH BLOCK PAVED DRIVEWAY AND SECLUDED REAR GARDEN
- VIDEO TOUR AVAILABLE
- PROBATE GRANTED, CHAIN FREE
- EPC- D, COUNCIL TAX BAND - E (Croydon Council, £3,177.67)





**Approximate Gross Internal Area 1485 sq ft - 138 sq m
(Including Garage & Lean To)**

Ground Floor Area 923 sq ft – 86 sq m

First Floor Area 562 sq ft – 52 sq m



ShineRocks Estate Agents

ShineRocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

020 8660 2010

enquiries@shinerocks.co.uk

www.shinerocks.co.uk

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.