DANIEL ADAMS

123 Falconwood Road
Croydon, CR0 9BF

Guide Price £499,950

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Positioned in a well regarded part of Forestdale, this three bedroom semi detached home offers a great opportunity for anyone looking to create their own space. Forestdale shops, nearby schools, local parks, as well as bus routes and tram links from Gravel Hill, are all close by, making day to day living easy and well connected.

The property is vacant and offered to the market with no onward chain, allowing for a smooth move.

Inside, the ground floor begins with an entrance lobby with storage before leading into a spacious L shaped living and dining area, ideal for everyday living and entertaining. The kitchen sits at the rear with views over the garden. The home requires modernisation, giving buyers the chance to update it to their own style. Upstairs there are three bedrooms, along with a shower room and a separate WC.

The garden overlooks Falconwood Meadow, which sits next to Addington Court Golf Club, giving a pleasant green backdrop. There is also a patio, lawned area, and access to the garage and store room.

A home with strong potential in a convenient and family friendly location, ready for someone to make it their own.

Entrance Lobby
4'2" x 4'0" (1.29m x 1.24m)

Living Room
11'11" x 21'1" (3.65m x 6.43m)

Kitchen
13'4" x 8'0" (4.08m x 2.46m)

Stairs
3'2" x 5'6" (0.97m x 1.68m)

Landing
8'11" x 5'10" (2.73m x 1.78m)

Bedroom
11'11" x 12'9" (3.64m x 3.91m)

Bedroom
11'8" x 9'9" (3.56m x 2.99m)

Bedroom
11'10" x 8'0" (3.63m x 2.45m)

Shower Room
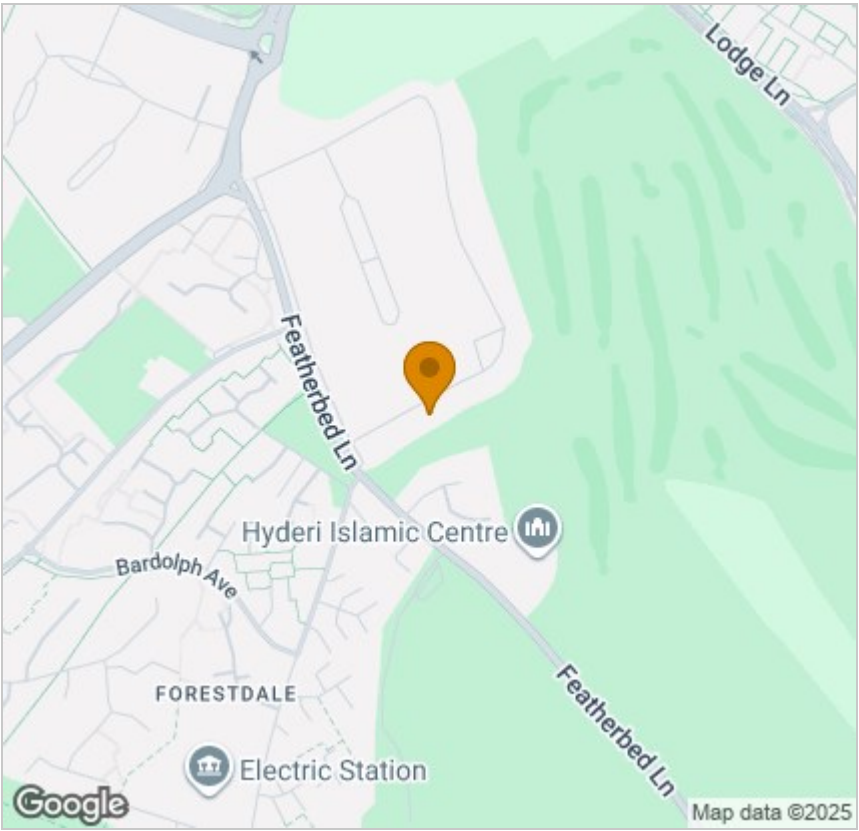7'9" x 4'9" (2.38m x 1.47m)

W/C
2'8" x 5'0" (0.82m x 1.53m)

Garage
8'1" x 15'10" (2.48m x 4.85m)

Floor Plan

Kitchen
13'4" x 8'0"
4.08 x 2.46 m

WC
2'8" x 5'0"
0.82 x 1.53 m

Bathroom
7'9" x 4'9"
2.38 x 1.47 m

Hallway
3'2" x 5'6"
0.97 x 1.68 m

Living Room
11'11" x 21'1"
3.65 x 6.43 m

Bedroom
11'10" x 8'0"
3.63 x 2.45 m

Landing
8'11" x 5'10"
2.73 x 1.78 m

Garage
8'1" x 15'10"
2.48 x 4.85 m

Bedroom
11'11" x 12'10"
3.64 x 3.91 m

Bedroom
11'8" x 9'9"
3.56 x 2.99 m

Entry
4'2" x 4'0"
1.29 x 1.24 m

Approximate total area(1)
1091 ft²
101.4 m²

Floor 0

Floor 1

(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

Area Map

Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878
if you wish to arrange a viewing appointment for this property or require further information.

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