



**123 Falconwood Road**  
Croydon, CR0 9BF

**Guide Price £475,000**



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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)

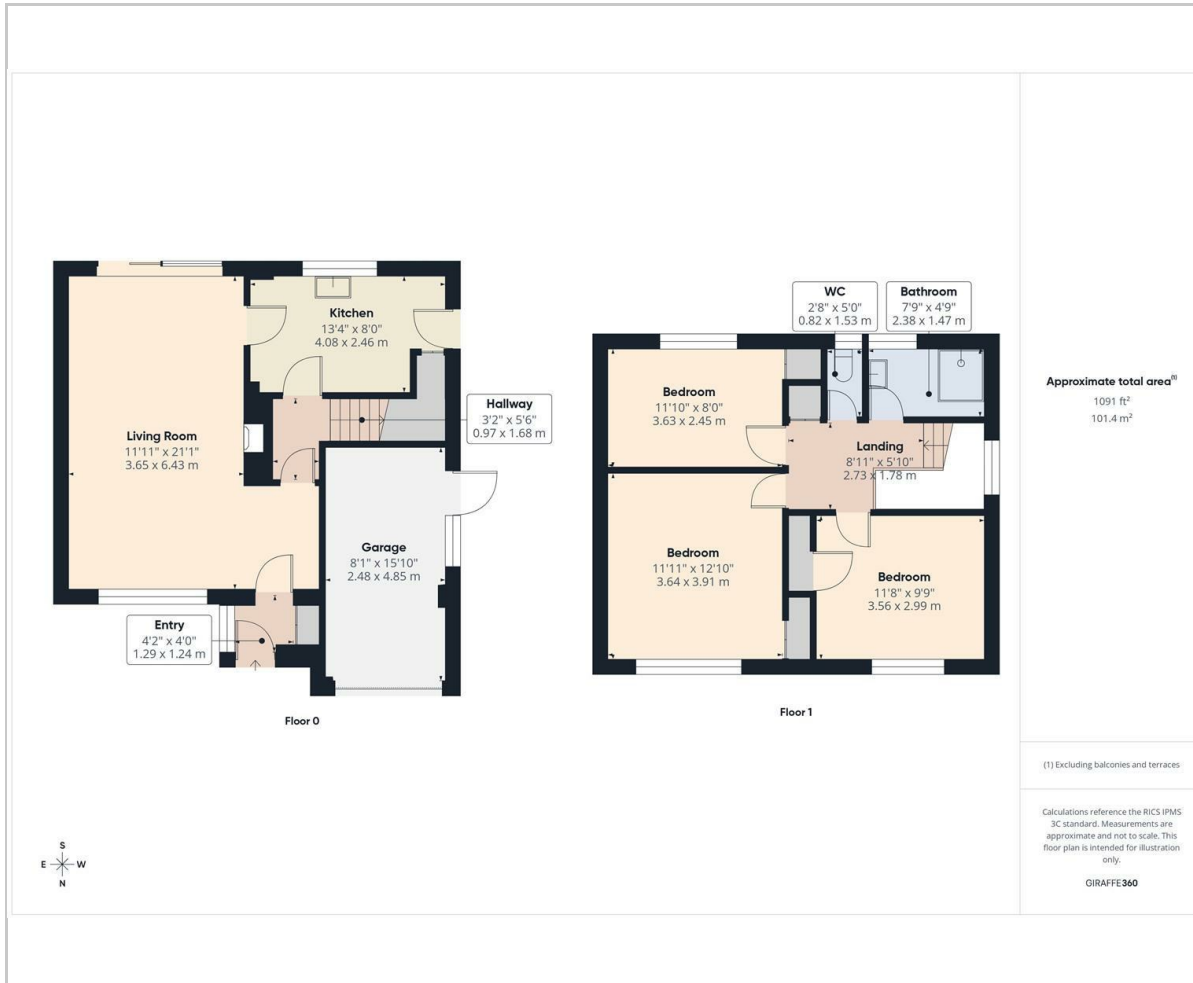
Shower Room  
7'9" x 4'9" (2.38m x 1.47m)

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



## Area Map



## 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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## Energy Efficiency Graph

