



105 Falconwood Road, Croydon, CR0 9BF

Guide Price £465,000

We are delighted to welcome to the market this exceptionally well presented three double bedroom semi detached family home, situated on a popular residential road and being conveniently located for transport links and local amenities.

Internally the property benefits from a refitted kitchen and bathroom, separate W.C, living room measuring 22'1 x 11'9, useful study/salon, double glazed windows throughout, gas central heating via radiators, landscaped rear garden, storage space and off street parking for multiple cars. Call now to appreciate size, standard and location.



Property Description

ENTRANCE HALL

Front door, double glazed window to side, two radiators, power points, dado rail, coving to ceiling, stairs to first floor, doors to living room, kitchen and salon.

KITCHEN

14' 0" x 8' 5" (4.27m x 2.57m) Double glazed window to rear, double glazed glass panel frosted door to garden, wall and base units, sink and drainer unit, space for tall fridge freezer, space and plumbing for washing machine, integrated double oven with gas ring hob and extractor fan, wall mounted boiler, power points, part tiled walls, radiator, storage cupboard housing tumble dryer, coving to ceiling.

LIVING ROOM

22' 1" x 11' 9" (6.73m x 3.58m) Double glazed window to front, double glazed sliding patio doors to garden, power points, television aerial point, two radiators, coving to ceiling.

SALON/ STUDY

13' 1" x 9' 1" (3.99m x 2.77m) Double glazed window to side, power points, storage cupboard, wash hand basin with vanity unit below, wall mounted electric shower, part tiled walls, coving to ceiling, wall units.





LANDING

Double glazed frosted window to side, access to loft with pull down ladder, dado rail, power points, airing cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

11' 4" x 9' 4" (3.45m x 2.84m) Double glazed window to front, power points, radiator, built in wardrobes with sliding doors.



BEDROOM TWO

13' 5" x 12' 11" (4.09m x 3.94m) Double glazed window to front, power points, radiators, fitted wardrobes, coving to ceiling.

BEDROOM THREE

12' 0" x 8' 7" (3.66m x 2.62m) Double glazed window to rear, power points, radiator, fitted wardrobes with sliding mirrored doors.



BATHROOM

Double glazed frosted window to rear, low level w/c, pedestal wash hand basin, enclosed bath with wall mounted Aqualisa shower and screen, part tiled walls, radiator.

SEPARATE W.C

Double glazed frosted window to rear, low level W.C, coving to ceiling.

GARDEN

Front access gate, built in storage space,
patio area leading to level lawn, garden shed,
outside tap.

STORAGE

Up and over door.

OFF STREET PARKING FOR MULTIPLE
CARS.





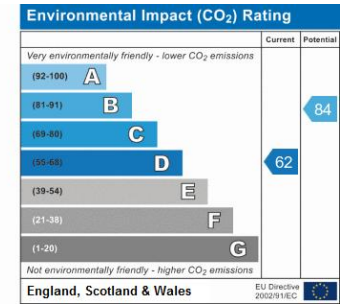
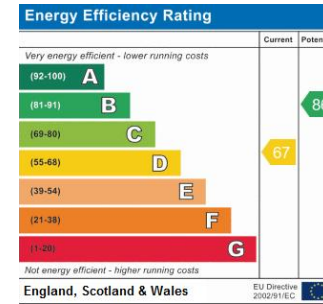
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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