

FOLKLANDS



LEBANON ROAD, EAST CROYDON

GUIDE PRICE £435,000

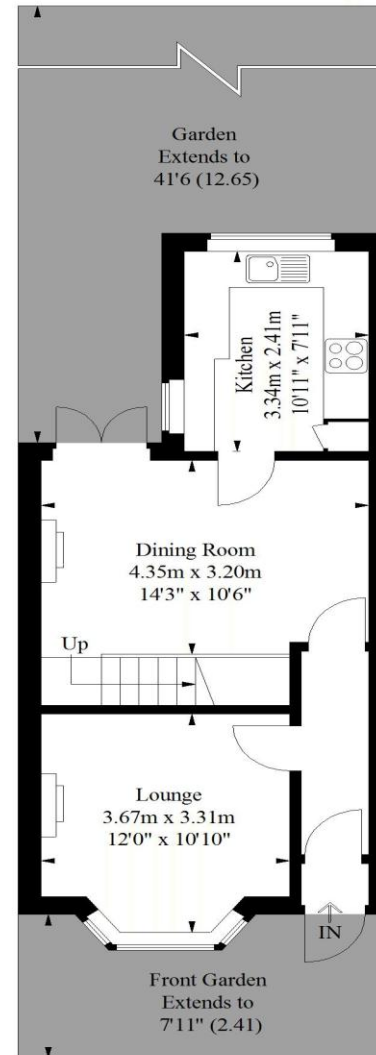




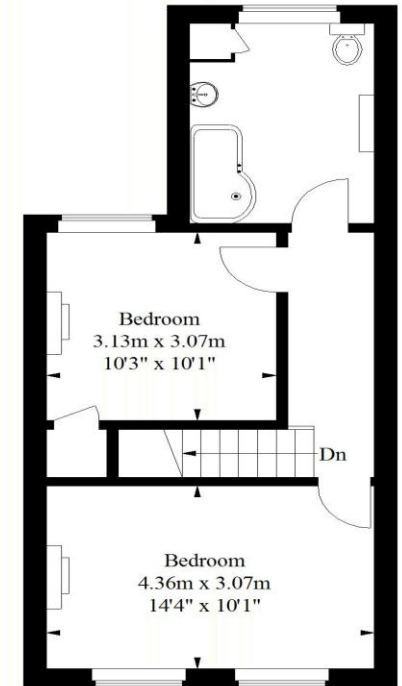


Lebanon Road, East Croydon

Approximate Gross Internal Area
82 sq m / 883 sq ft



Ground Floor
41.7 sq m / 449 sq ft



First Floor
40.3 sq m / 434 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER E
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILES FROM LEBANON ROAD TRAM STOP
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ TWO RECEPTION ROOMS
- ❖ LARGE FAMILY BATHROOM SUITE
- ❖ NEWLY FITTED COMBI BOILER (MAY 2017)
- ❖ LOW MAINTENANCE REAR GARDEN
- ❖ DOUBLE GLAZED THROUGHOUT

A well presented two double bedroom mid-terrace house situated within this highly desirable tree lined residential road, conveniently positioned 0.4 miles from East Croydon train station and only 0.1 miles from Lebanon Road tram stop.

This bright & airy home benefits from Double glazing throughout, a porch entranced, scope to loft extend (STPP), has had a new combi-boiler fitted (May 2017) and enjoys a low maintenance landscaped rear garden.

The accommodation comprises two double bedrooms, large family bathroom suite, loft storage space, a bay fronted living room with feature fire place, a full width dining room and a modern fitted kitchen with breakfast bar.

Furthermore, the property sits a short distance away from a wide range of local shops, has a gym within 0.2 mile and is approximately half a mile from Croydon town centre and the newly opened Box Park complex.

