

FOLKLANDS



LEBANON ROAD, EAST CROYDON
GUIDE PRICE £435,000

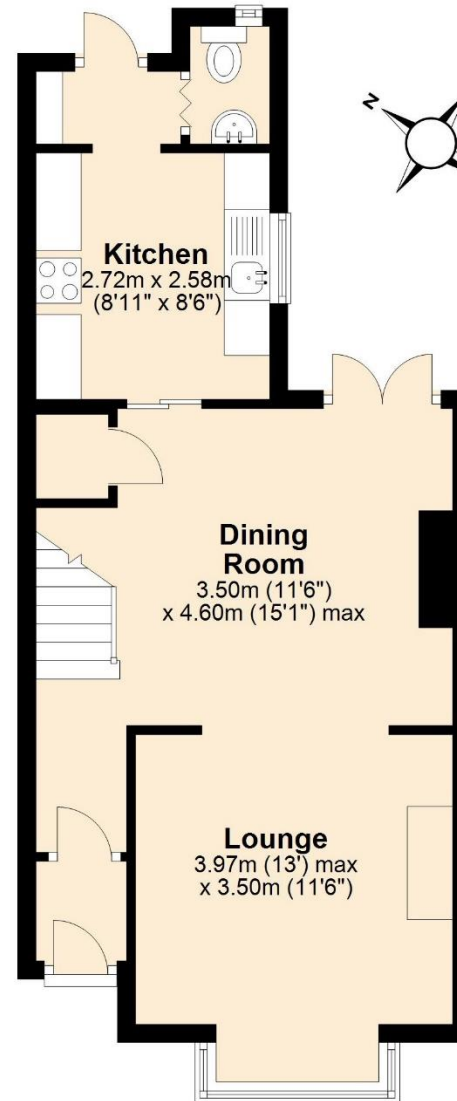






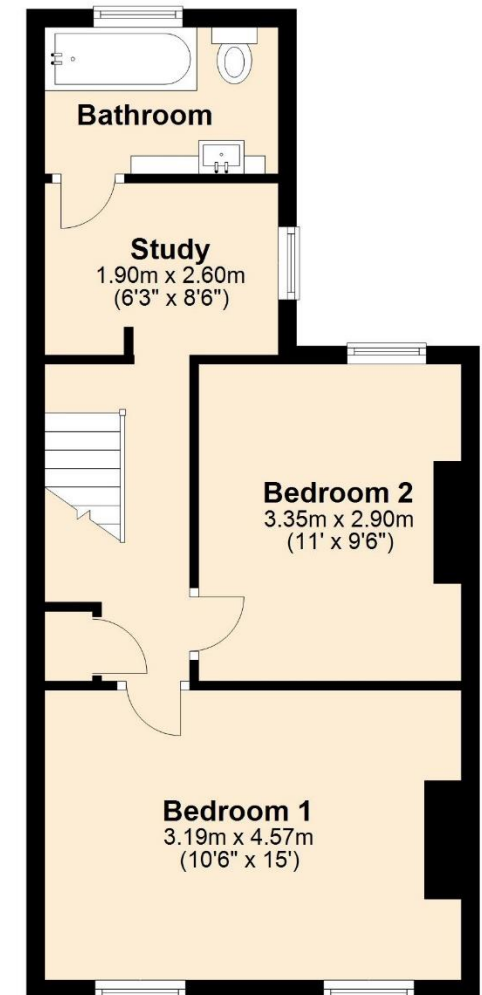
Ground Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 81.9 sq. metres (881.8 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOMS + STUDY
- ❖ PERIOD TERRACE HOUSE
- ❖ PRIVATE REAR GARDEN
- ❖ DOWNSTAIRS WC
- ❖ 881 SQFT OF ACCOMMODATION
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ SCOPE TO EXTEND (STPP)
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILES FROM LEBANON ROAD TRAM STOP
- ❖ EPC EER D

A larger than average two double bedroom period terrace house, situated within this highly desirable residential road, conveniently located 0.4 miles from East Croydon train station and 0.1 miles from Lebanon Road Tram stop.

This bright & spacious home offers 881 SQFT of accommodation and has scope to extend both to the rear & into the loft space (STPP). It features gas central heating via a Vaillant combi-boiler, there is a downstairs WC and a separate study area.

The accommodation comprises a 15' wide main bedroom, a second double bedroom, a separate study area (Ideal for working from home), a three-piece first floor bathroom suite, a bay-fronted living room with feature fireplace, a separate dining room, a well-appointed kitchen, and a downstairs WC. Externally, there is a paved low-maintenance rear garden.

Furthermore, this property sits a short distance away from a wide range of local shops, it is nearby both Lloyd Park & Park Hill Park, and is approximately half a mile from Croydon town centre & the highly acclaimed Box Park complex.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		