

# FOLKLANDS



LEBANON ROAD, EAST CROYDON

GUIDE PRICE £480,000



















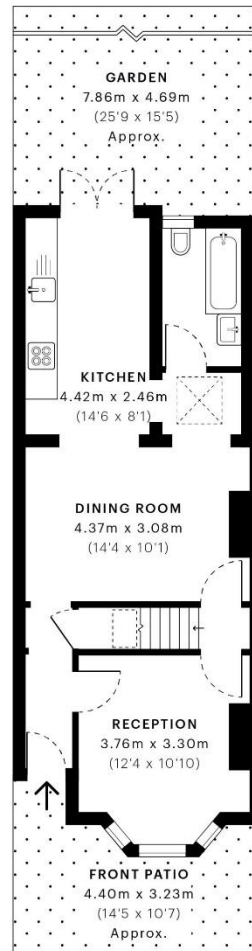












— Ground Floor



— First Floor



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
91.02 sqm / 979.73 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
82.29 sqm / 885.76 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8m  
0.74 sqm / 7.97 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 87.89 sqm / 946.04 sqft  
IPMS 3C RESIDENTIAL 82.79 sqm / 891.14 sqft

spec id: 020cc0234dbbd30da845c422



- ❖ THREE DOUBLE BEDROOM PERIOD TERRACE HOUSE
- ❖ LANDSCAPED REAR GARDEN
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILES FROM LEBANON ROAD TRAM STOP
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ EXTENDED TO THE REAR
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ EPC EER D

A superbly presented three 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 spacious home enjoys excellent décor throughout, it has an extended kitchen, and with a large loft space it offers excellent potential to loft extend (STPP). The present owners have made numerous improvements during their years of ownership, these include the following: New composite front door in 2018, landscaped front & back gardens, brand-new central heating system in 2019, new flooring throughout in 2019, new patio doors and several windows replaced in September 2020/January 2021, new guttering & fascias in 2021, and a Victorian style pathway & new front wall in 2021.

The accommodation comprises three double bedrooms, bay fronted living room, open plan full width reception room, stylish three-piece bathroom suite and a 14'6 contemporary kitchen with double doors leading onto the landscaped rear garden.

Furthermore, this property sits a short distance away from a wide range of local shops, has a gym within 0.2 miles, 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		86   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		