

FOLKLANDS



LEBANON ROAD, CROYDON
GUIDE PRICE £460,000

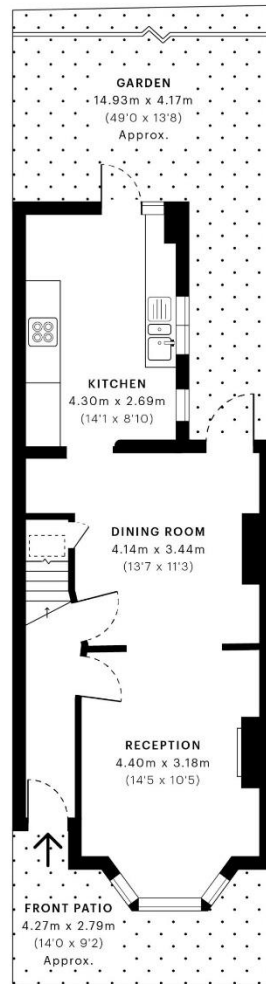




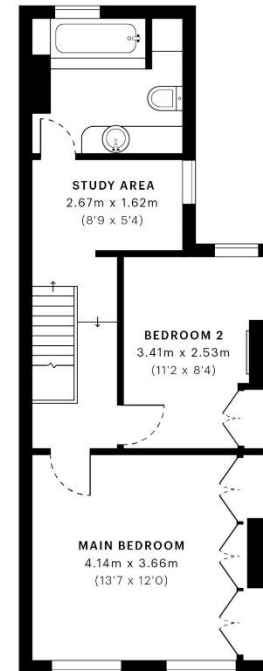








— Ground Floor



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
82.89 sqm / 892.22 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
76.56 sqm / 824.08 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.73 sqm / 7.86 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 80.73 sqm / 868.97 sqft
IPMS 3C RESIDENTIAL 77.56 sqm / 834.85 sqft

SPEC ID 6155cb86df6ec70dd4cc608e



- ❖ WELL PRESENTED TERRACE HOUSE
- ❖ TWO DOUBLE BEDROOMS
- ❖ SEPARATE STUDY AREA
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ APPROXIMATELY 100M TO LEBANON ROAD TRAM STOP
- ❖ PRIVATE REAR GARDEN
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ 13' FITTED KITCHEN
- ❖ EPC EER D



A well-presented two double bedroom terrace house situated within this highly desirable residential road, conveniently located 0.3 miles from East Croydon train station, and circa 100m from Lebanon Road tram stop.

This larger than average home offers 892 sqft of floor space, it boasts a large loft space with excellent scope to loft extend (STPP), and further benefits from a bonus study area on the first-floor landing. Additionally, the house is fully double glazed and has gas central heating provided via a combi-boiler.

The accommodation comprises a master bedroom with a full range of fitted wardrobes, a second double bedroom with a fitted wardrobe cupboard, a study area, a modern three-piece bathroom suite with thermostatic shower over-bath, a bay fronted living room with feature fireplace, a dining room with under-stairs storage space, and a 14'1 fitted kitchen with patio doors leading directly onto the private 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		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		