

FOLKLANDS



LEBANON ROAD, EAST CROYDON  
GUIDE PRICE £410,000



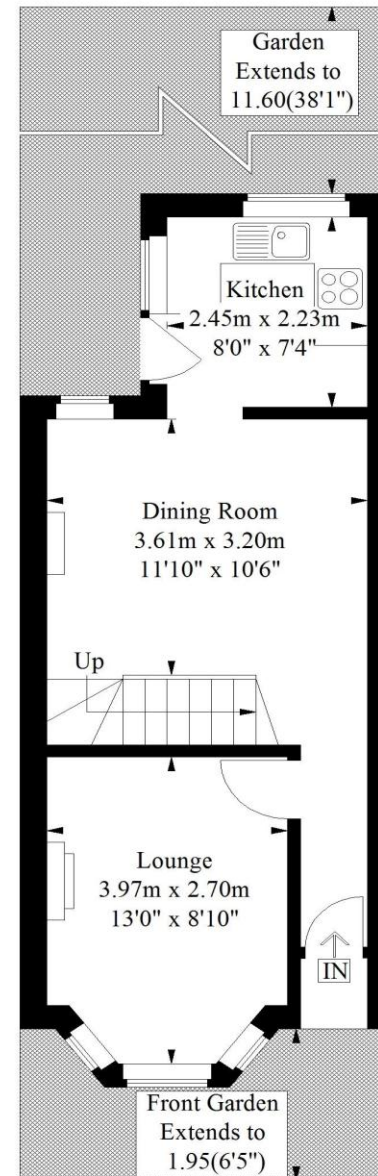




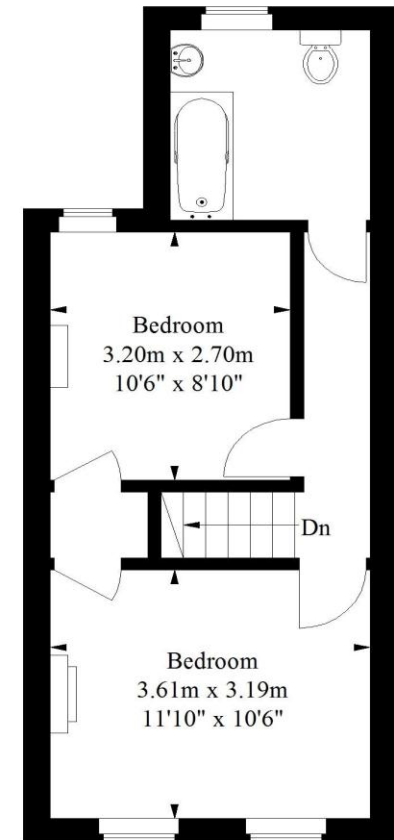


# Lebanon Road, East Croydon

Approximate Gross Internal Area = 66.8 sq m / 719 sq ft



**Ground Floor**  
33.8 sq m / 364 sq ft



**First Floor**  
33 sq m / 355 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 D
- ❖ TWO BEDROOM TERRACE HOUSE
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILES FROM LEBANON ROAD TRAM STOP
- ❖ NO ONWARD CHAIN
- ❖ WESTERLY FACING REAR GARDEN
- ❖ NEWLY REFURBISHED
- ❖ FULLY DOUBLE GLAZED
- ❖ NEW COMBINATION BOILER

A superbly presented two double bedroom period terrace house situated within this popular residential road, conveniently located only 0.4 miles from East Croydon train station, and 0.1 miles from the Lebanon Road tram stop.

Offered to the market with no onward chain, this bright & airy property benefits from being newly refurbished, and boasts a brand new kitchen, a new combination boiler, double glazing throughout, a contemporary bathroom suite, new carpets, and has the advantage of a Westerly facing rear garden.

The accommodation comprises two double bedrooms, a three piece bathroom suite, a large loft space, a bay fronted living room, a further separate reception room, a stylish fitted kitchen, and a lawned rear garden.

Furthermore, the property sits a short distance away from a wide range of shops, has a gym within 0.2 miles, and is approximately half a mile from Croydon town centre & the newly opened Box Park complex. In our opinion this property would make the perfect first time buy.

