

FOLKLANDS



LEBANON ROAD, EAST CROYDON

GUIDE PRICE £450,000

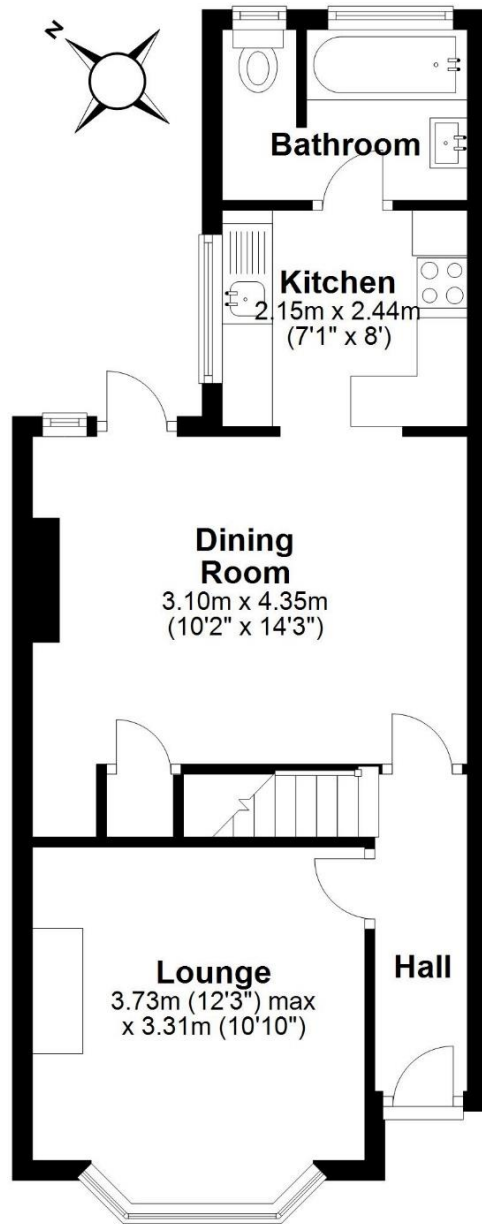






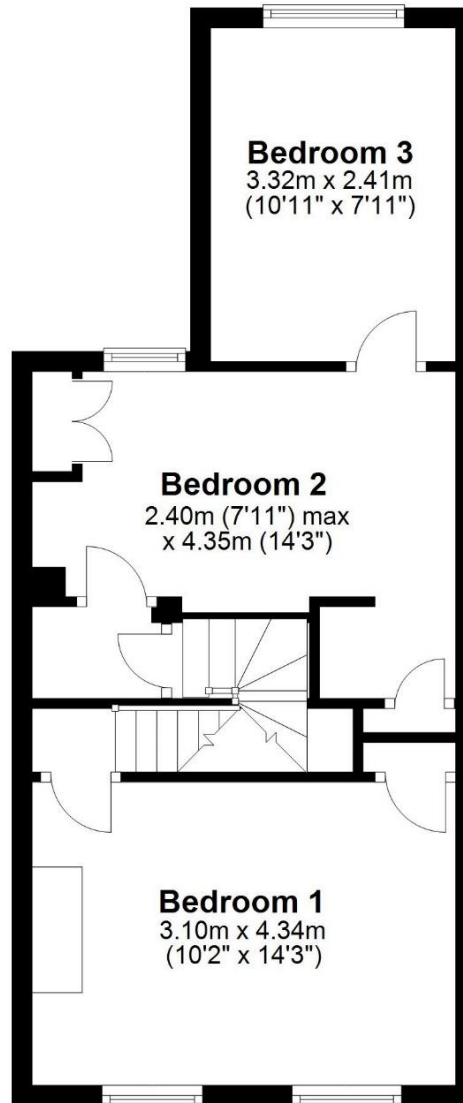
Ground Floor

Approx. 40.3 sq. metres (433.2 sq. feet)



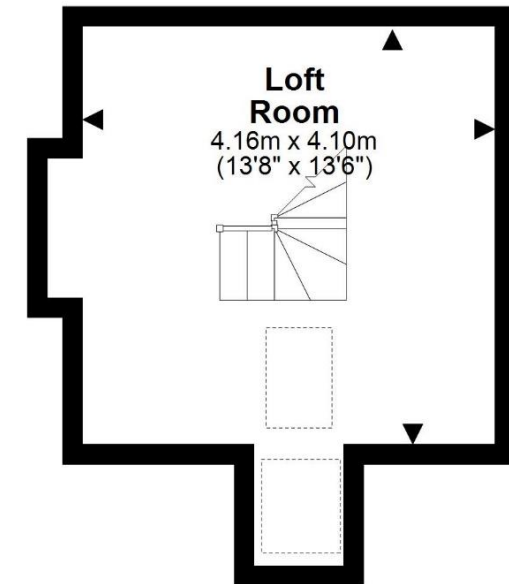
First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Second Floor

Approx. 18.0 sq. metres (193.3 sq. feet)



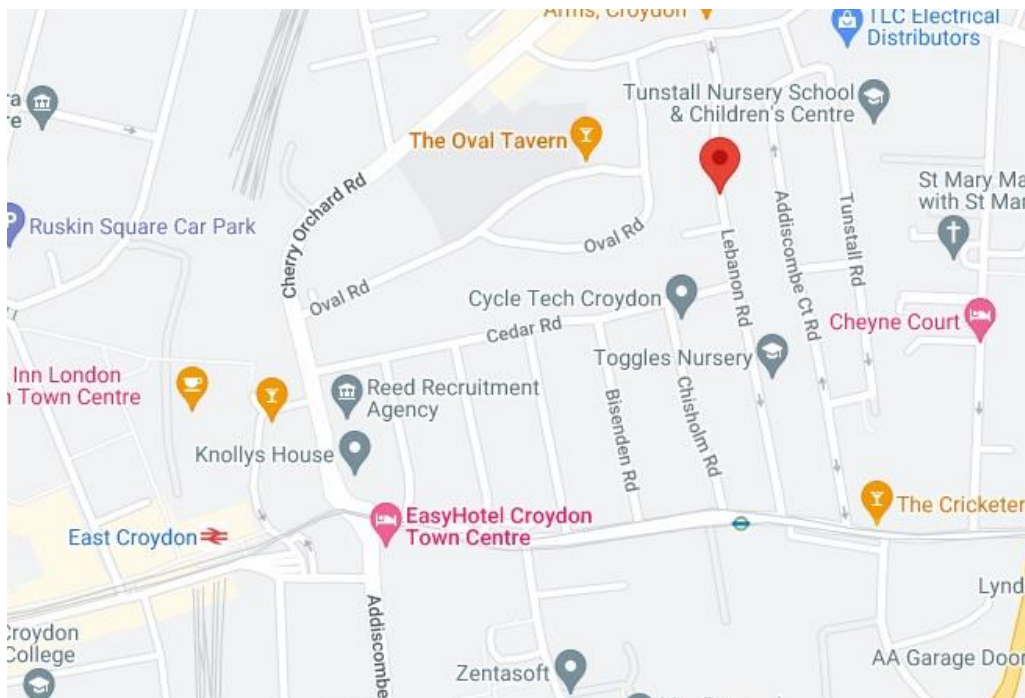
Total area: approx. 97.4 sq. metres (1048.9 sq. feet)

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

- ❖ THREE BEDROOM PERIOD TERRACE HOUSE
- ❖ SCOPE TO MODERNISE
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILES FROM LEBANON ROAD TRAM STOP
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ PRIVATE REAR GARDEN
- ❖ TWO RECEPTION ROOMS
- ❖ BONUS LOFT ROOM
- ❖ GAS CENTRAL HEATING & DOUBLE GLAZED
- ❖ EPC EER D



**** Scope to Modernise ** Bonus Loft Room **** A three-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 is fully double glazed and has gas central heating.

The accommodation comprises three bedrooms, a bonus loft room with newly replaced Velux windows, a bay-fronted living room with feature fireplace, a full-width dining room with under stairs storage, a fitted kitchen, a ground floor bathroom, and a well-maintained private 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		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		