

FOLKLANDS



LEBANON ROAD, EAST CROYDON

GUIDE PRICE £565,000



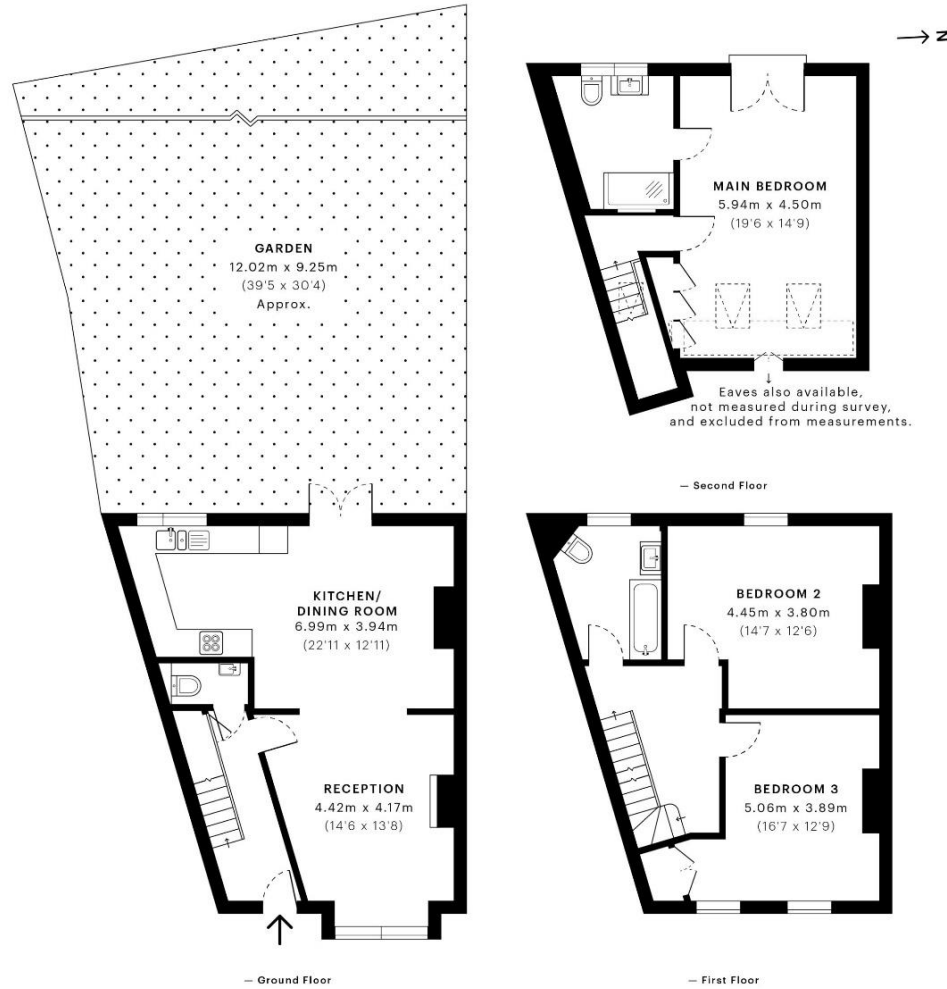












GROSS INTERNAL AREA (GIA)
The footprint of the property
127.70 sqm / 1374.55 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head height
116.69 sqm / 1256.04 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.9 m
2.89 sqm / 31.11 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 121.48 sqm / 1307.60 sqft
IPMS 3C RESIDENTIAL 117.09 sqm / 1260.35 sqft

SPEC ID: 61a6531e11b69a0dd7988f7a

- ❖ THREE DOUBLE BEDROOM TERRACE HOUSE
- ❖ LARGER THAN AVERAGE FOOT PRINT
- ❖ 1374 SQFT OF FLOOR SPACE
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILES FROM LEBANON ROAD TRAM STOP
- ❖ LARGE WESTERLY FACING REAR GARDEN
- ❖ TWO BATHROOMS & DOWNSTAIRS WC
- ❖ 22' KITCHEN/DINING ROOM
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ EPC EER C



A larger than average three double bedroom terrace house situated on this desirable residential road, conveniently located only 0.4 miles from East Croydon train station and 0.1 miles from the local Tram stop.

This superbly presented home boasts 1374 sqft of accommodation which is arranged over three floors, it is fully double glazed & has a new composite front-door, and enjoys a 39' x 30' private West facing rear garden.

The accommodation comprises a generously proportioned master bedroom with stylish en-suite bathroom, two further double bedrooms, a modern three-piece family bathroom with shower over-bath, a down-stairs WC, a bay-fronted living room with feature fireplace, a 22' open-plan kitchen/dining room with white high-gloss units & integrated appliances, and double doors leading onto the smartly 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		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		