

FOLKLANDS



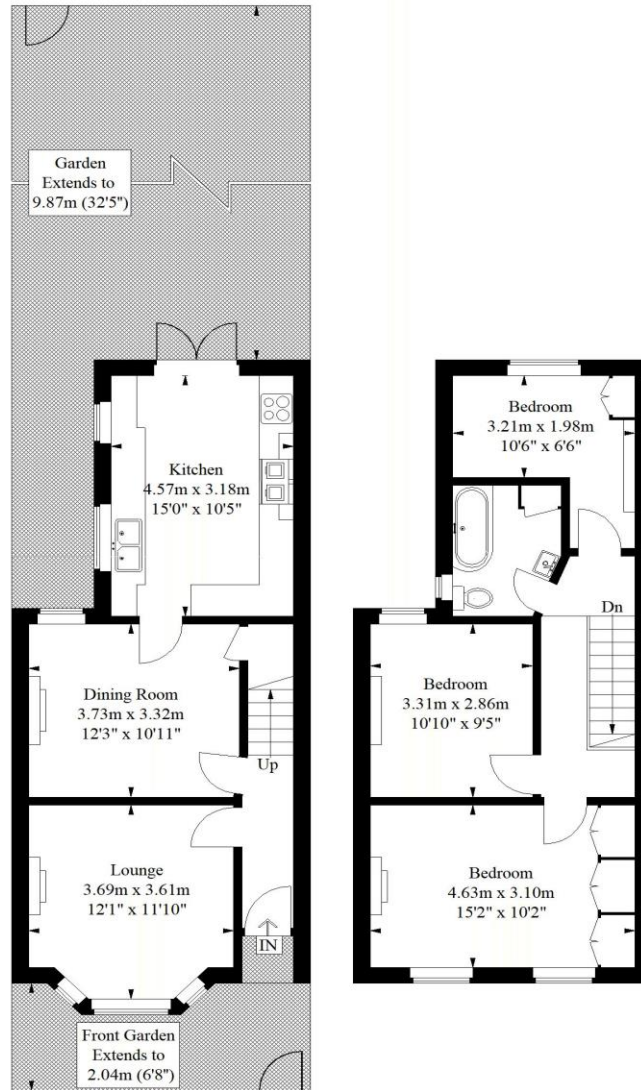
CEDAR ROAD, EAST CROYDON
GUIDE PRICE £475,000





Cedar Road, East Croydon

Approximate Gross Internal Area
92.1 sq m / 991 sq ft



Ground Floor
46.4 sq m / 499 sq ft

First Floor
45.7 sq m / 492 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
- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILES FROM LEBANON ROAD TRAM STOP
- ❖ NO ONWARD CHAIN
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ LARGE 15' KITCHEN
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ TWO SEPARATE RECEPTION ROOMS

A superbly presented three bedroom terrace house situated within this popular residential road, set within this desirable pocket of East Croydon, conveniently located only 0.3 miles from East Croydon train station, and 0.1 miles from Lebanon Road tram stop.

Offered to the market with no onward chain, this spacious home enjoys excellent decor throughout, a 15' fitted kitchen, scope to loft extend (stpp), original stripped internal doors & floor boards, and a smartly landscaped rear garden.

The accommodation comprises 15'2 master bedroom, second double bedroom, a single third bedroom, a stylish three piece bathroom suite with curved bath, an insulated loft space, a bay fronted living room with feature fireplace, a separate dining room with under-stairs storage, and a contemporary fitted kitchen with conventional hob & oven and a Rayburn stove cooker.

Furthermore, the property sits a short distance away from a wide range of local shops, has a gym at the end of the road (Fit 4 less), and is approximately half a mile from Croydon town centre & the recently opened Box Park complex.

