

FOLKLANDS



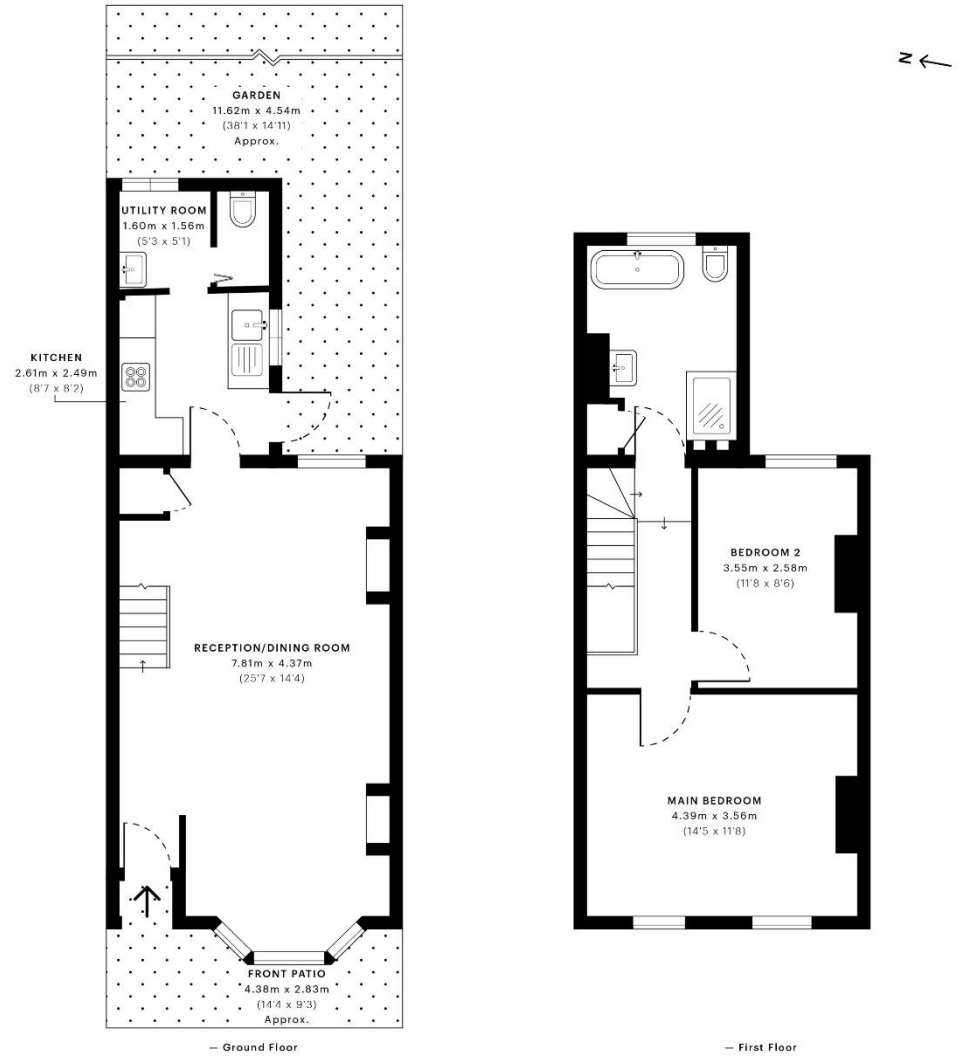
LEBANON ROAD, EAST CROYDON

GUIDE PRICE £465,000









GROSS INTERNAL AREA (GIA)
This is a portion of the property.
83.13 sqm / 894.80 sqft

NET INTERNAL AREA (NIA)
Excludes walls and internal fixtures.
Includes washrooms, main stairs and head height.
76.22 sqm / 823.43 sqft

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

RECEIVED IN ACCORDANCE WITH
LIMITED AREA UNDER 1.5m
0.98 sqm / 10.64 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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 measurement captured in the scan.

IPMS 200 RESIDENTIAL 79.88 sqm / 858.87 sqft
IPMS 200 RESIDENTIAL 76.28 sqm / 826.33 sqft

SPEC ID 56368fa5cb288e00df4bc204d

- ❖ TWO DOUBLE BEDROOM PERIOD TERRACE HOUSE
- ❖ LARGE OPEN PLAN LAYOUT
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILES FROM LEBANON ROAD TRAM STOP
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ SUPERBLY PRESENTED
- ❖ SCOPE TO EXTEND LOFT & REAR (STPP)
- ❖ FOUR PIECE FIRST FLOOR BATHROOM SUITE
- ❖ DOWNSTAIRS WC & UTILITY
- ❖ EPC EER D

**** Chain Free **** A superbly presented two double 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 features an open-plan double reception room with stripped floorboards, a feature exposed brick wall and fitted shutters in the bay window. Additionally, the house is fully double glazed and boasts gas central heating via a modern combi-boiler. For those wishing to extend, there is scope to extend the house to the rear or into the loft (STPP).

The accommodation comprises a 14'5 main bedroom with fitted shutters, a second double bedroom, a large loft space, a stylish four-piece bathroom suite with walk-in shower cubicle, a 25' double reception room, a modern fitted kitchen, a separate utility room and downstairs WC. Externally, the property features a sizeable front garden and a 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	55 D	
39-54	E		
21-38	F		
1-20	G		