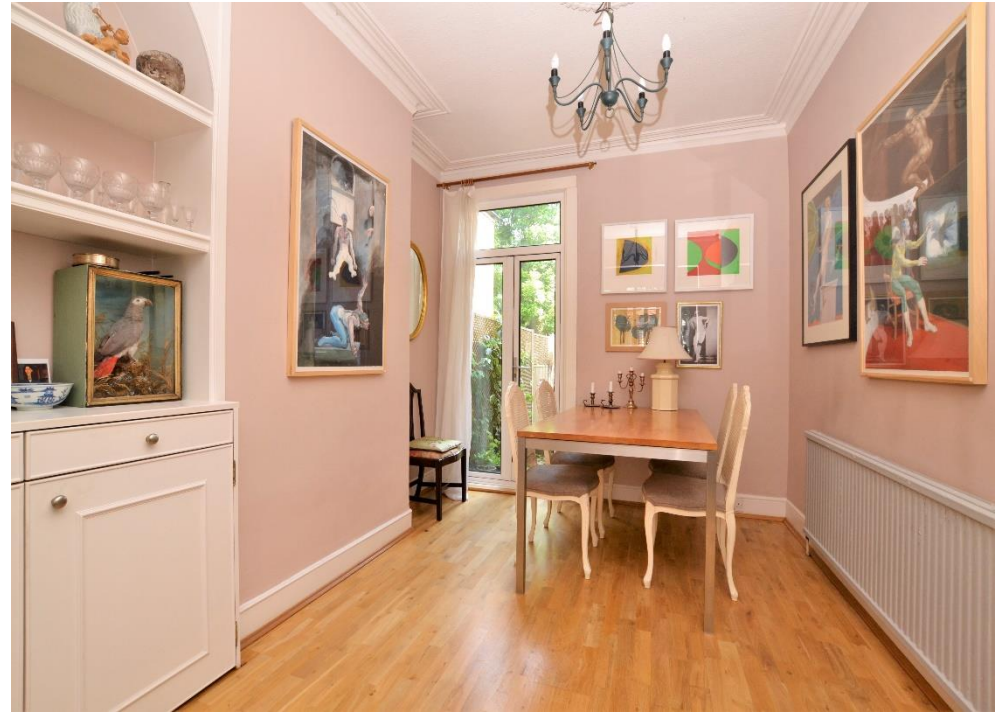


FOLKLANDS



LEBANON ROAD, EAST CROYDON
GUIDE PRICE £535,000

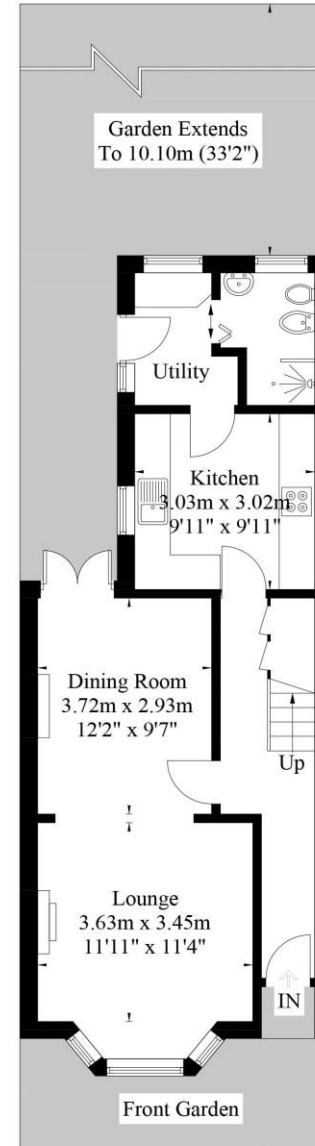




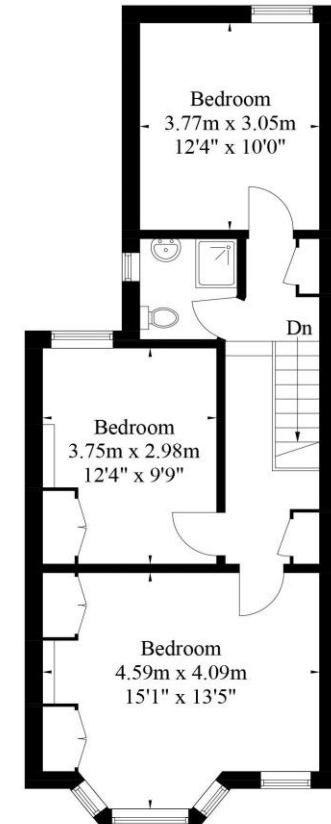


Lebanon Road, East Croydon

Approximate Gross Internal Area = 105.5 sq m / 1135 sq ft



Ground Floor
52.5 sq m / 565 sq ft



First Floor
53.0 sq m / 570 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID442755)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

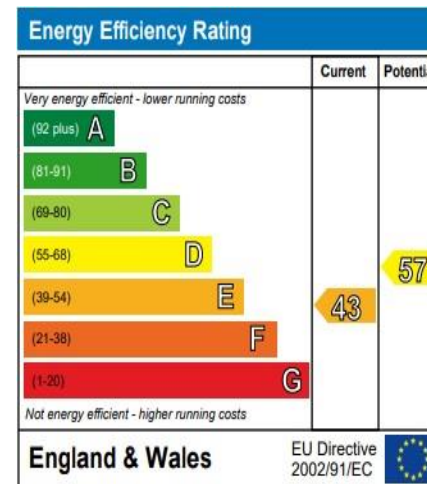
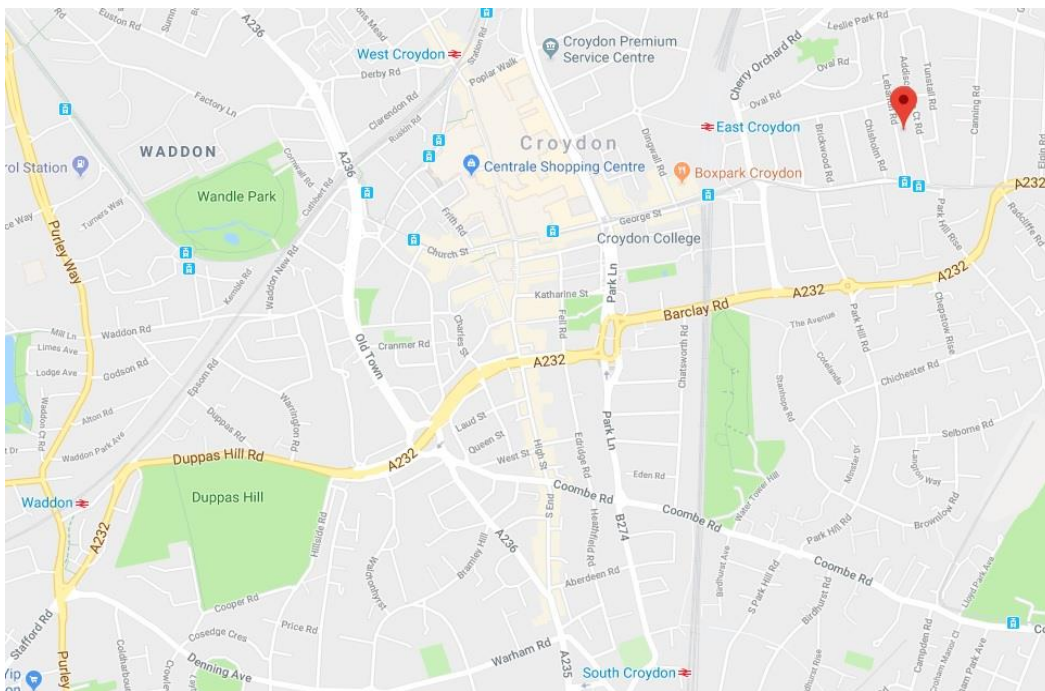
- ❖ EPC EER D
- ❖ THREE DOUBLE BEDROOM TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ CIRCA 100M FROM LEBANON ROAD TRAM STOP
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 1135 SQFT OF FLOOR SPACE
- ❖ TWO BATHROOMS
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ IDEAL FAMILY HOME

A superbly presented three double bedroom period terrace house situated within this highly desirable residential road, conveniently located 0.3 miles from East Croydon train station and less than 100m to Lebanon Road tram stop.

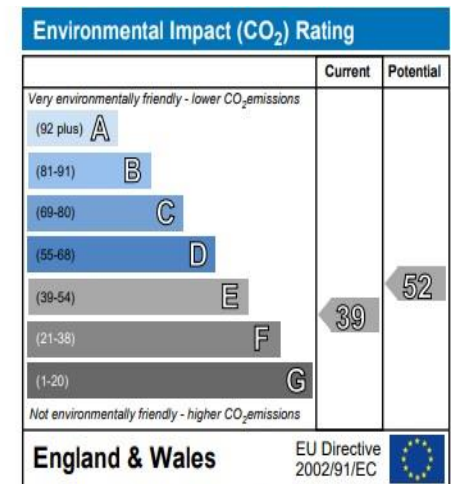
This larger than average home boasts 1135 SQFT of floor space, has the benefits of two bathrooms, enjoys many period features, and with ample loft space offers the scope to loft extend (STPP).

The accommodation comprises a full width master bedroom with fitted wardrobe cupboards & window shutters, two further double bedrooms, a first floor shower room, a bay fronted living room with stunning feature fireplace, an open plan dining room, a separate fitted kitchen, a stylish down stairs shower room with bidet, and a small utility area with door leading onto the mature rear garden.

Furthermore, the 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 and the recently opened Box Park complex.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.