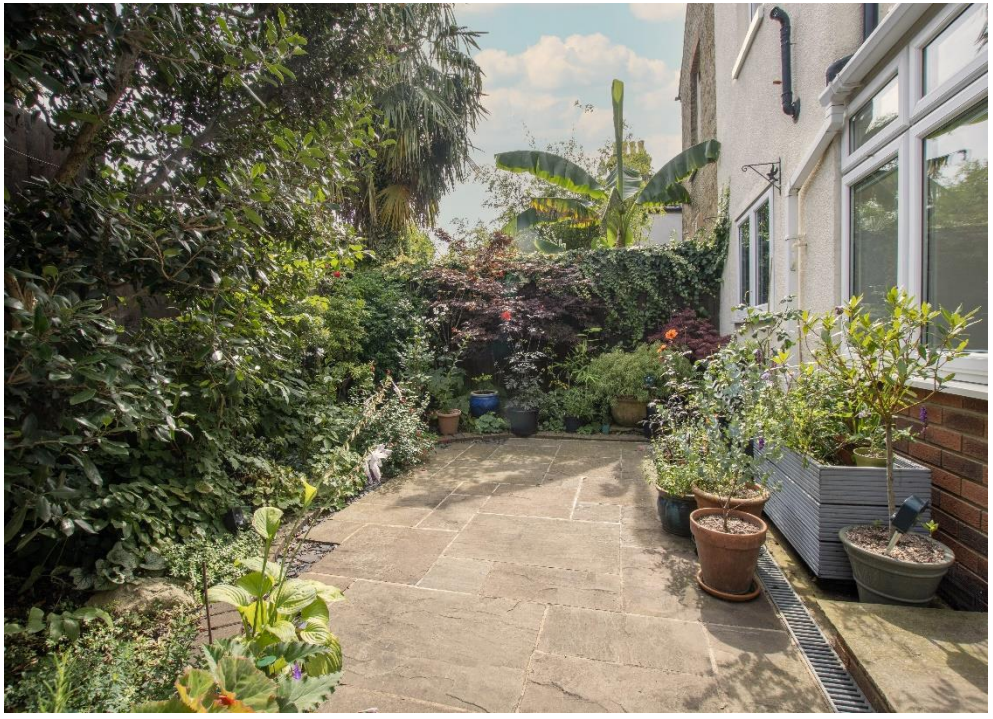
FOLKLANDS

Lebanon Road, East Croydon

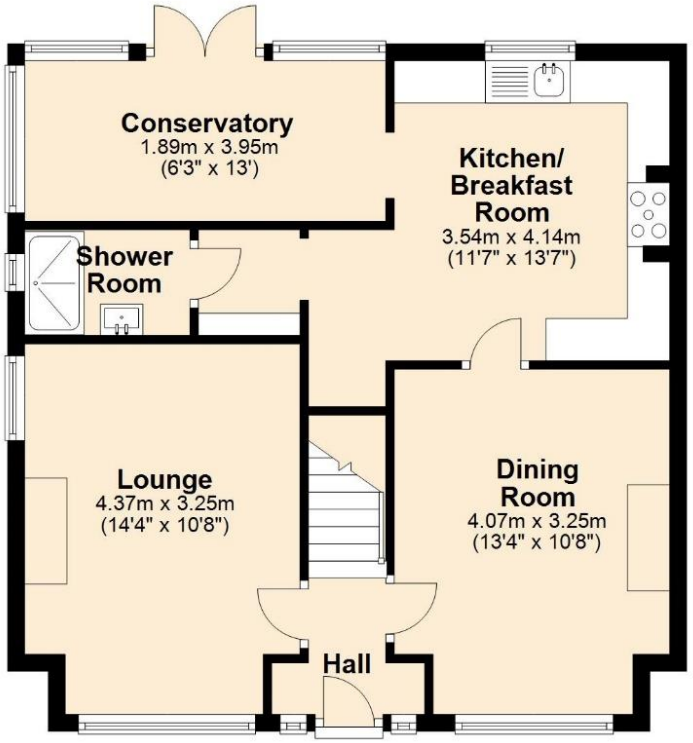
Guide price £580,000

utensils



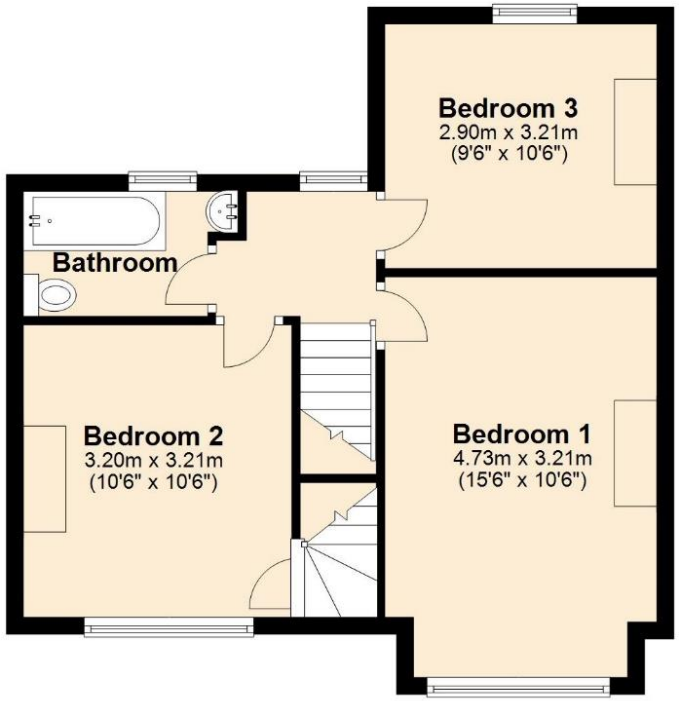
Ground Floor

Approx. 57.7 sq. metres (621.0 sq. feet)



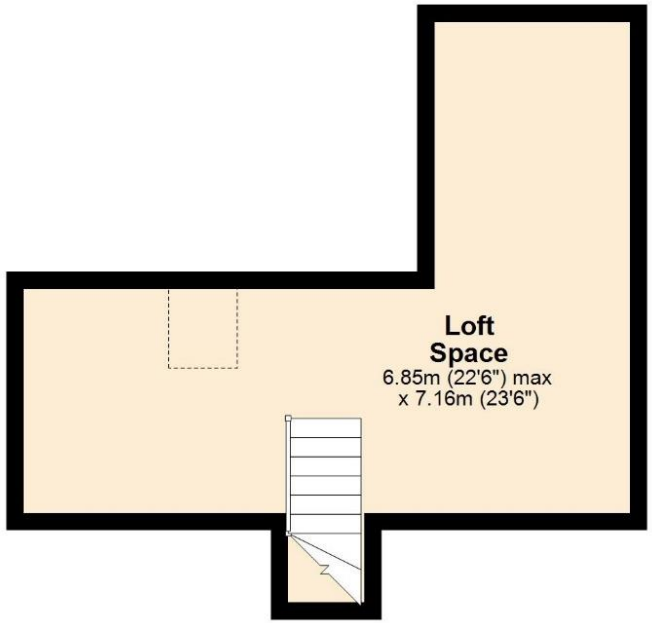
First Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



Second Floor

Approx. 27.1 sq. metres (292.1 sq. feet)



Total area: approx. 130.0 sq. metres (1398.9 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 Double Bedroom
- Double-Fronted Semi-Detached House
- Off Road Parking for One Vehicle
- Beautifully Presented Throughout
- Two Bathrooms
- Large Accessible Loft Space
- Scope to Develop/Extend (STPP)
- 0.4 Miles from East Croydon Train Station
- 0.1 Miles from Lebanon Road Tram Stop
- EPC EER TO FOLLOW

A superbly presented three double bedroom double-fronted semi-detached 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 beautiful home has been lovingly maintained and enjoys an excellent specification throughout.

The property is fully double glazed, there is gas central heating and good décor throughout. With land to the side of the house, there are double gates which provide for either an extended garden or off-road parking for one vehicle. The additional land also offers development potential, subject to all of the usual permissions.

The accommodation comprises three double bedrooms (Two with original fireplaces), a stylish family bathroom with shower over-bath, stair access into a boarded loft space, a central entrance hall, two separate bay-fronted reception rooms (each with feature fireplaces & window shutters), a large well-appointed kitchen/breakfast room, a fully tiled three-piece shower room with walk-in cubicle, and a conservatory extension with utility space. Externally, there is a secluded landscaped garden with stone paving that wraps around the back and side of the house.

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.

These details have been prepared and issued in faith and do not constitute representation of fact or form part of any offer or contract. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances.