

FOLKLANDS



LEBANON ROAD, EAST CROYDON

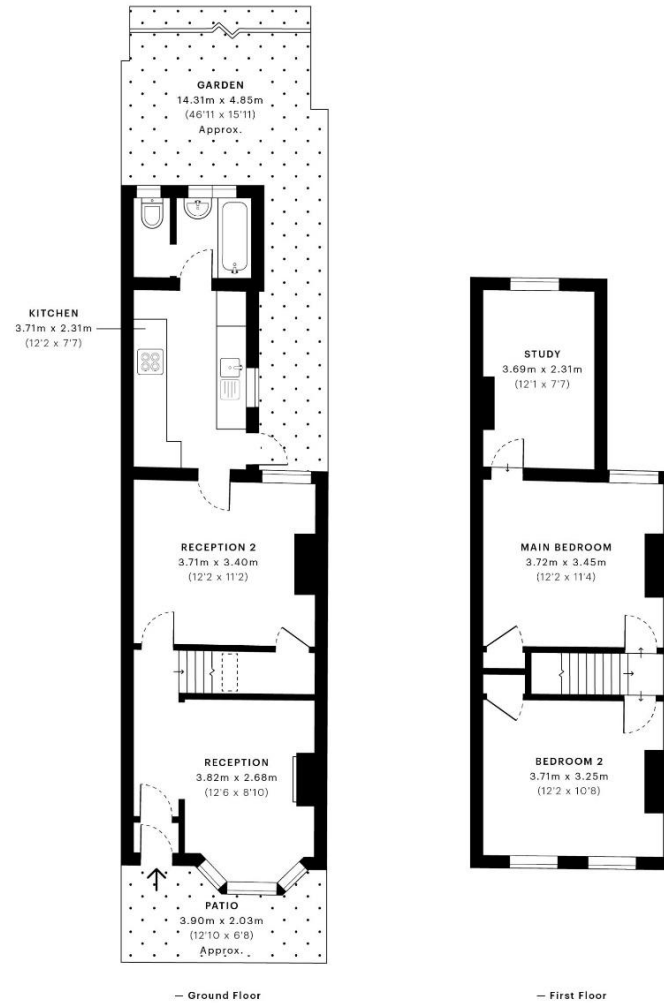
GUIDE PRICE £390,000











**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
81.32 sqm / 875.32 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
73.21 sqm / 788.03 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.89 sqm / 9.58 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 78.33 sqm / 843.14 sqft  
IPMS 3C RESIDENTIAL 73.98 sqm / 796.31 sqft

SPEC ID: 623f34f2ba25640dc3ede4fb

- ❖ TWO BEDROOM
- ❖ END OF TERRACE HOUSE
- ❖ CHAIN FREE
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILES FROM LEBANON ROAD TRAM STOP
- ❖ WEST FACING REAR GARDEN
- ❖ ADDITIONAL STUDY/DRESSING ROOM
- ❖ EXCELLENT POTENTIAL TO LOFT EXTEND (STPP)
- ❖ SCOPE TO MODERNISE
- ❖ EPC EER E

A two double bedroom end of terrace house situated within this highly desirable tree lined residential road, conveniently located only 0.4 miles from East Croydon train station and 0.1 miles from Lebanon road tram stop.

Offered to the market with no onward chain, this light & airy home benefits from double glazing throughout, it has a porch entrance, and offers excellent scope to loft extend (STPP). Additionally, the property features gas central heating and enjoys a Westerly facing rear garden.

The accommodation comprises two full-width double bedrooms each with a wardrobe cupboard, a further dressing room/study, ample loft space, two reception rooms, under stairs storage, a 12'2 fitted kitchen, and a downstairs three-piece bathroom suite.

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		
69-80	C		77   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		