

FOLKLANDS



LEBANON ROAD, EAST CROYDON

GUIDE PRICE £450,000

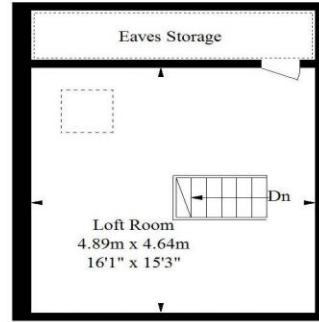




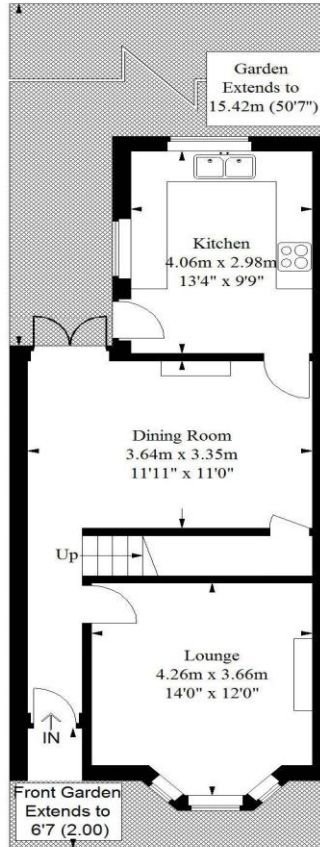
Lebanon Road, East Croydon

Approximate Gross Internal Area
(Excluding Eaves / Including Loft Room)
124.8 sq m / 1343 sq ft

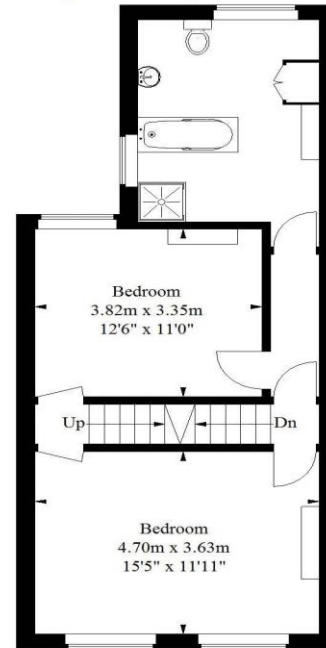
Excluding Loft Room
101.8 sq m / 1096 sq ft



Second Floor
(Excluding Eaves / Eaves Storage
/ Including Loft Room)
23 sq m / 247 sq ft



Ground Floor
51.1 sq m / 550 sq ft



First Floor
50.7 sq m / 546 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID 355524)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

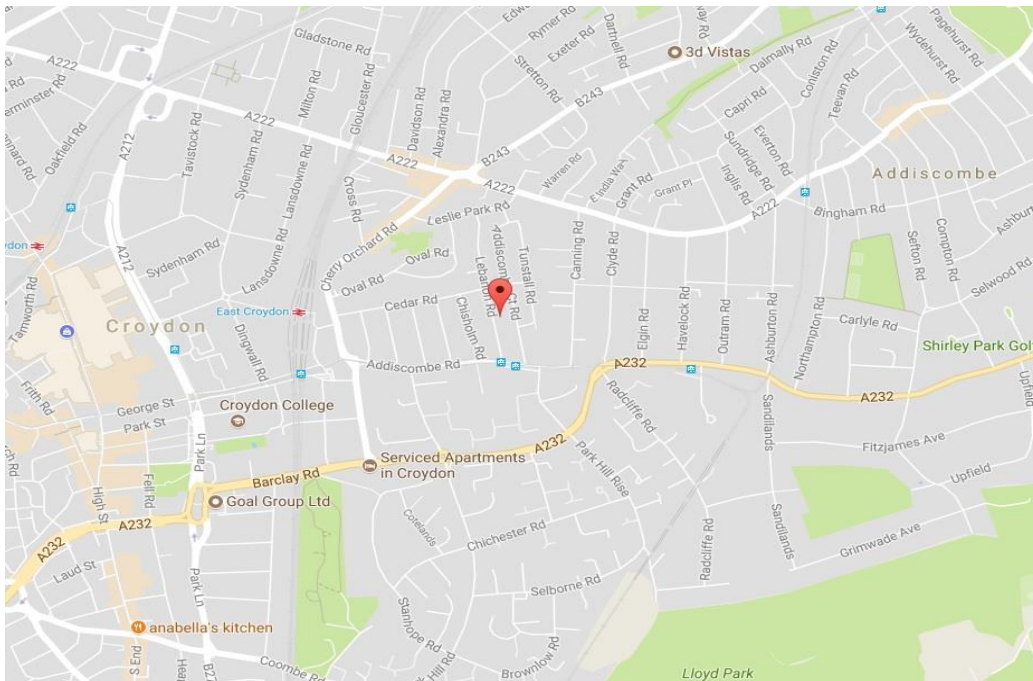
- ❖ EPC EER E
- ❖ MID TERRACE PERIOD HOUSE
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ CIRCA 100M FROM LEBANON ROAD TRAM STOP
- ❖ NO ONWARD CHAIN
- ❖ 1096 SQFT OF FLOOR SPACE
- ❖ ADDITIONAL LOFT ROOM
- ❖ SCOPE TO EXTEND (STPP)
- ❖ EXCEPTIONALLY LARGE FOUR PIECE BATHROOM SUITE

A two double bedroom mid-terrace house situated within this highly desirable residential road, conveniently located circa 100m from the local tram stop and only 0.3 miles from East Croydon train station.

Larger than most on the road, this exceptionally spacious home boasts 1096 SQFT of floor space, has the benefit of a loft room, a particularly spacious four piece bathroom suite, is offered to the market with no onward chain and offers the future owner plenty of scope to further develop/ extend (STPP).

The accommodation comprises two large double bedrooms, a family bathroom suite with separate shower cubicle, loft room which is accessible from both bedrooms, eaves storage space, living room with bay window, separate dining room with french doors leading onto the patio garden and a spacious kitchen.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	50	62	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC