

FOLKLANDS



LEBANON ROAD, EAST CROYDON

GUIDE PRICE £425,000



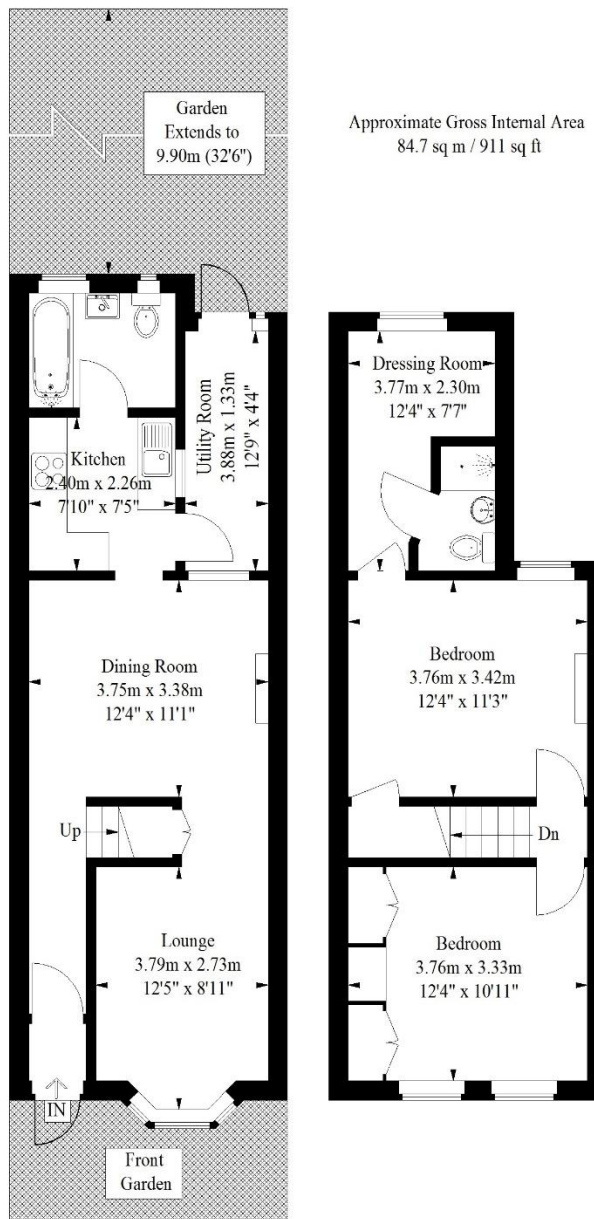








Lebanon Road, East Croydon



Ground Floor
46.3 sq m / 498 sq ft

First Floor
38.4 sq m / 413 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOM END OF TERRACE HOUSE
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ WESTERLY FACING REAR GARDEN
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILE FROM LEBANON ROAD TRAM STOP
- ❖ TWO BATHROOMS
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ TWO RECEPTION ROOMS
- ❖ BONUS DRESSING ROOM/OFFICE
- ❖ EPC EER E

A smartly presented 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 only 0.1 mile from Lebanon Road tram stop. This bright & airy home benefits from being fully double glazed, there is a porch entrance, side access and scope to loft extend (STPP).

The property also features gas central heating with a new boiler having been installed in the last 2-3 years. Externally, the property boasts a Westerly facing private rear garden which features an array of fruit trees & plants, a grass lawn and a spacious stone patio (Ideal for entertaining).

The accommodation comprises master bedroom with a private dressing room/office & en-suite shower room, a large second bedroom with a full range of built in wardrobes, loft storage space with pull down ladder access, a bay-fronted living room, a full-width dining room, an under-stairs cupboard, a separate fitted kitchen, a downstairs three-piece bathroom suite and a utility lean-to which opens onto the 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		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		