

FOLKLANDS



LEBANON ROAD, EAST CROYDON
GUIDE PRICE £390,000









Lebanon Road, East Croydon

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft

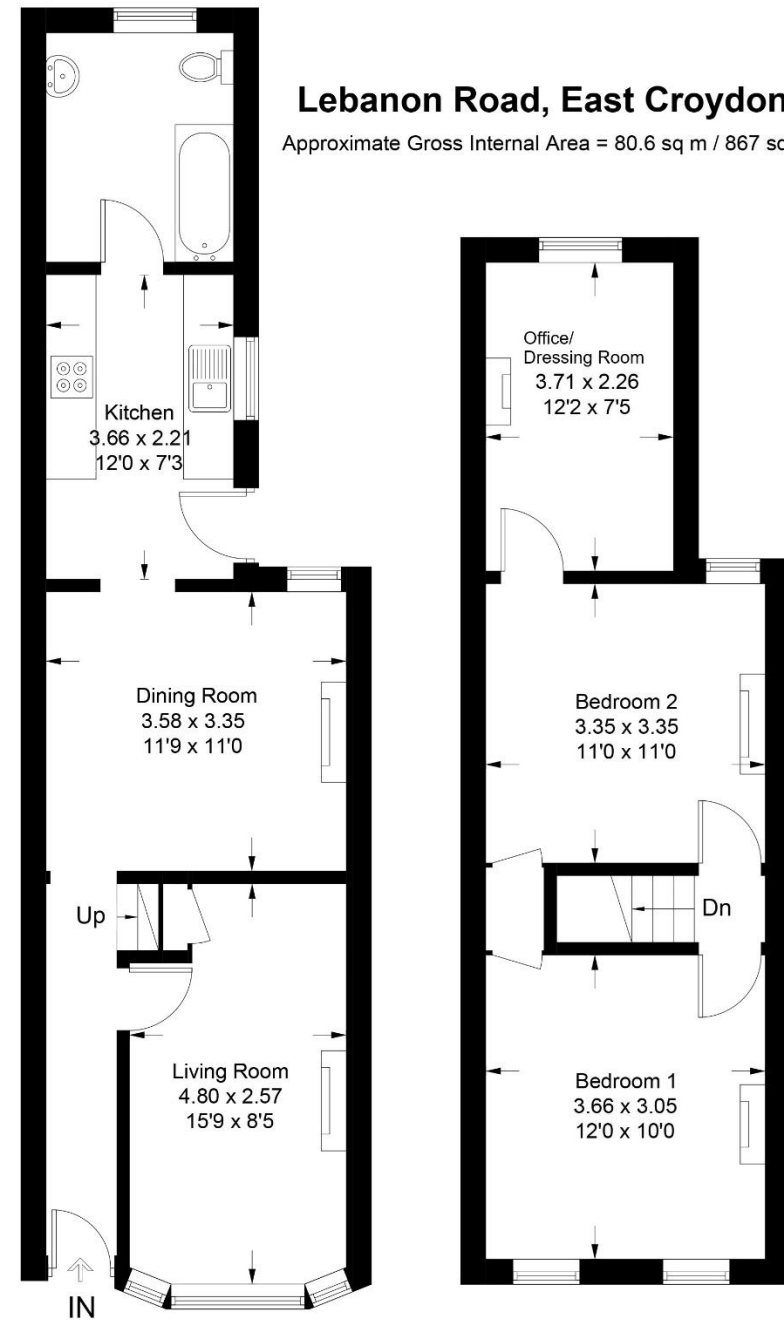
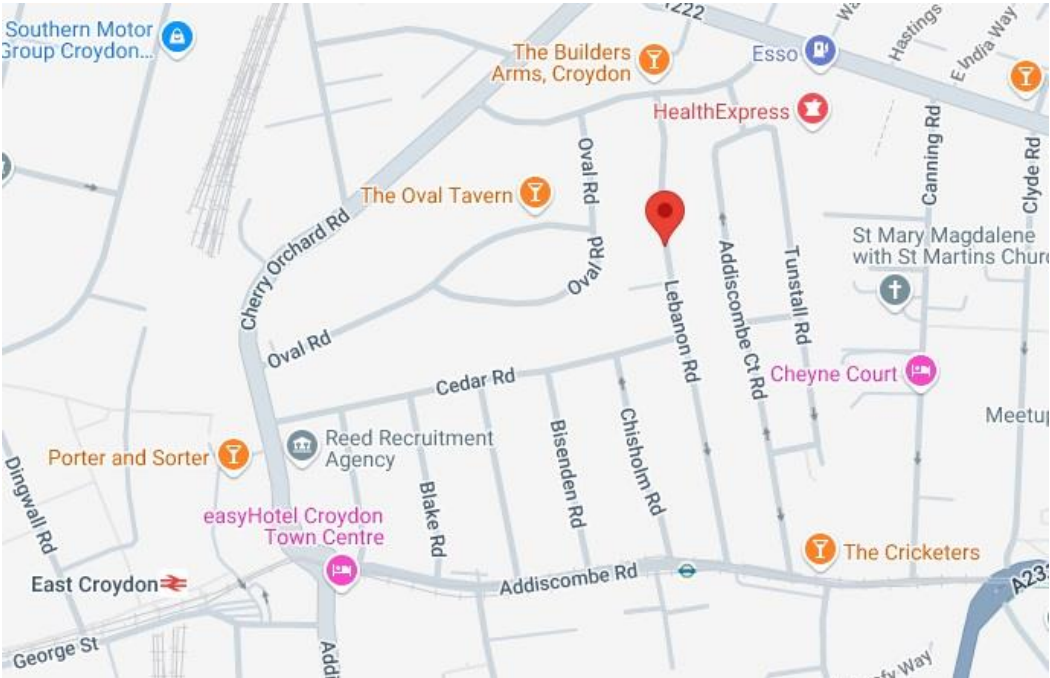


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INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO BEDROOMS & BONUS OFFICE/ DRESSING ROOM
- ❖ PERIOD TERRACED HOUSE
- ❖ CHAIN FREE
- ❖ WESTERLY FACING REAR GARDEN
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILE FROM LEBANON ROAD TRAM STOP
- ❖ TWO RECEPTION ROOMS
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ NEWLY DECORATED



**** Chain Free ** Bonus Dressing Room/ Home Office **** A neatly presented two-bedroom period 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.

The property benefits from having been freshly decorated internally, there is a spacious kitchen and a rear garden that enjoys the afternoon and evening sunshine. Additionally, the house is fully double glazed and has gas central heating.

The accommodation comprises, two sizeable double bedrooms, a bonus dressing room/ home office, a large loft space (Scope to loft extend STPP), a bay-fronted living room with feature fireplace, a full-width dining room, an under-stairs cupboard, a separate fitted kitchen, a downstairs fully tiled three-piece bathroom suite and a private Westerly facing 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		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		