

FOLKLANDS

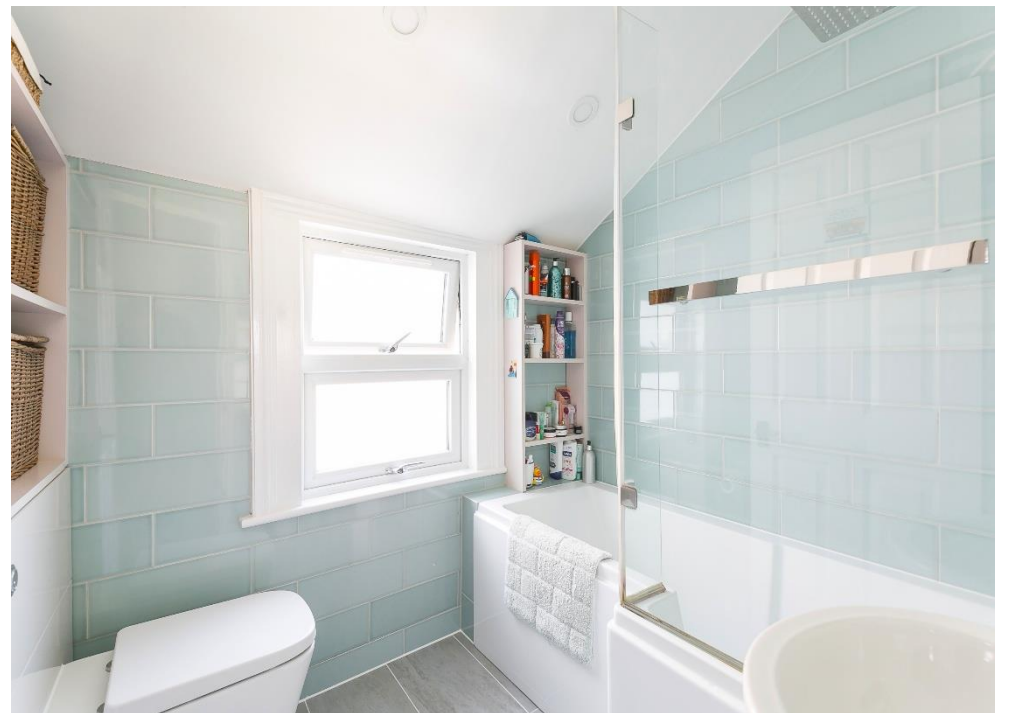
LEBANON ROAD, CROYDON
GUIDE PRICE £485,000.















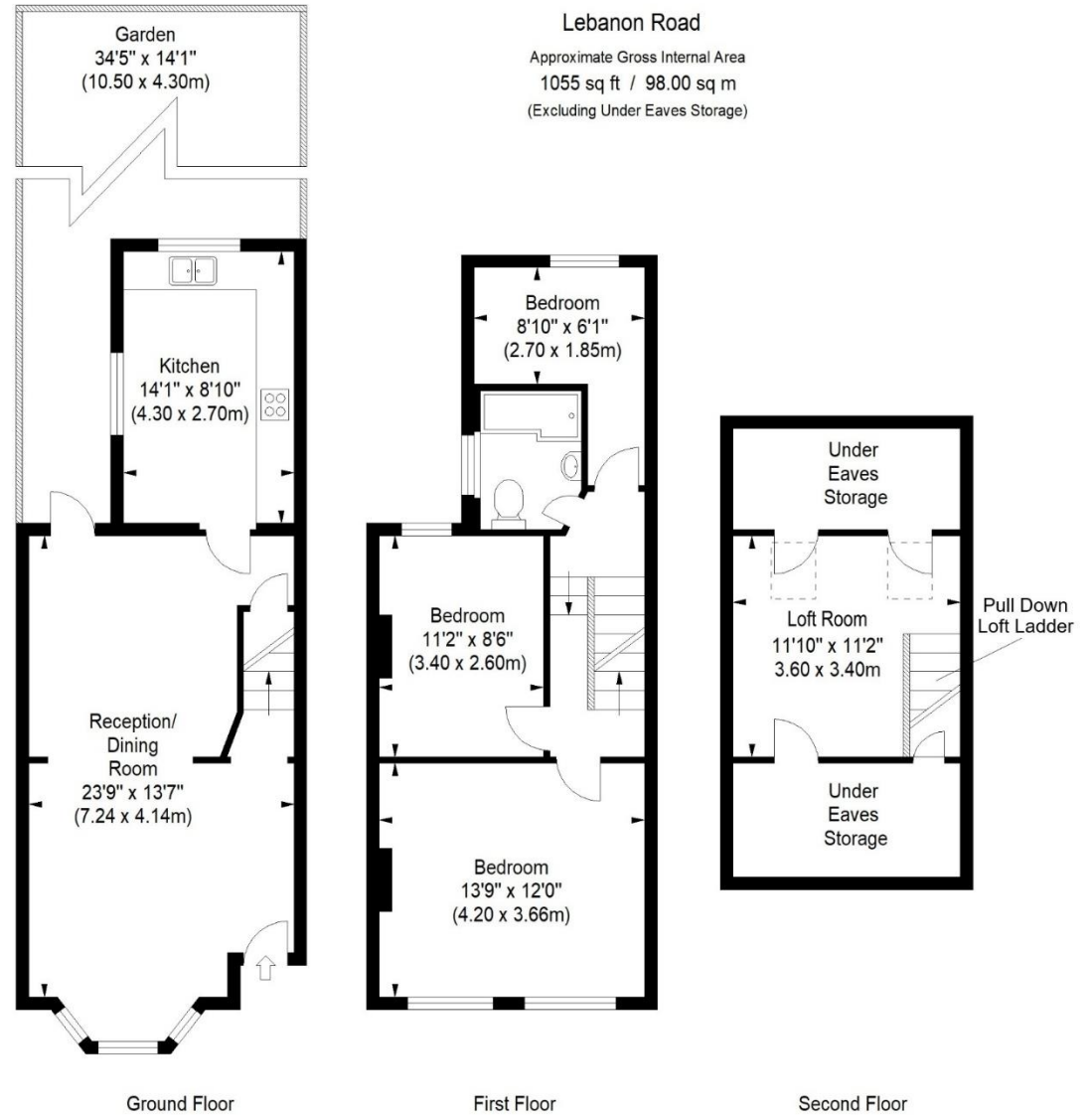


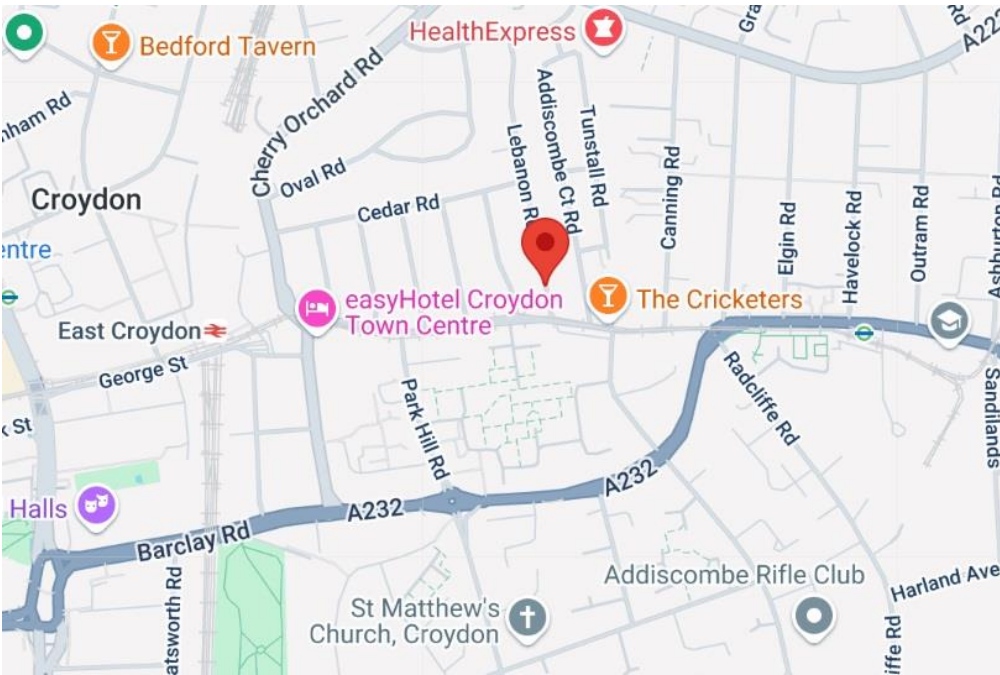
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE BEDROOMS + BONUS LOFT ROOM
- ❖ PERIOD TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ APPROXIMATELY 100M TO LEBANON ROAD TRAM STOP
- ❖ PRIVATE REAR GARDEN
- ❖ NEW KITCHEN & COMBI-BOILER "SEPT 2024"
- ❖ OPEN PLAN LOUNGE/ DINING ROOM
- ❖ HIGHLY DESIRABLE RESIDENTIAL ROAD
- ❖ EPC EER D



A superbly presented three-bedroom period terrace house situated within this highly desirable residential road, conveniently located 0.3 miles from East Croydon train station and circa 100m from Lebanon Road tram stop.

This bright & spacious home offers 1055 SQFT of floorspace, it is fully double glazed and has gas central heating (New combi-boiler fitted in Sept 2024). Additionally, there is a large newly fitted kitchen (Sept 2024), a low-maintenance private rear garden and a bonus loft room with power & two large sky lights, which is accessed via a pull-down ladder from the main bedroom.

The accommodation comprises two double bedrooms, a single third bedroom, a stylish three-piece bathroom suite with shower over-bath, a bay-fronted lounge/ dining room with understairs storage and a dual aspect 14'1 x 8'10 contemporary fitted kitchen. Externally, the rear garden has a smart stone patio and a synthetic lawn making it ideal for young families.

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 | | |
| 55-68 | D | 60 D | 78 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |