

FOLKLANDS

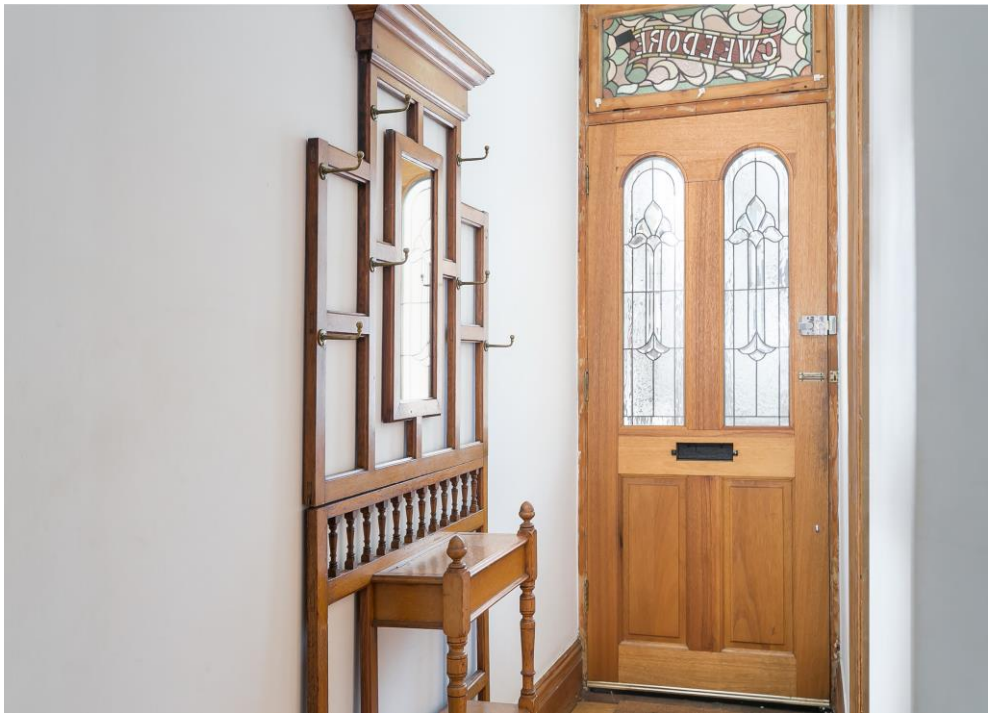
P Mon - Sat
9 am - 5 pm
Permit holders 
or
Pay by phone
020 3046 0010
quoting location
19694
Max stay 4 hours

0
0
4

LEBANON ROAD, EAST CROYDON

GUIDE PRICE £550,000











Lebanon Road

Approximate Gross Internal Area (Excluding Cellar & Under Eaves Storage)

1505 sq ft / 139.85 sq m

Approximate Gross Internal Area (Including Cellar & Under Eaves Storage)

1842 sq ft / 171.13 sq m

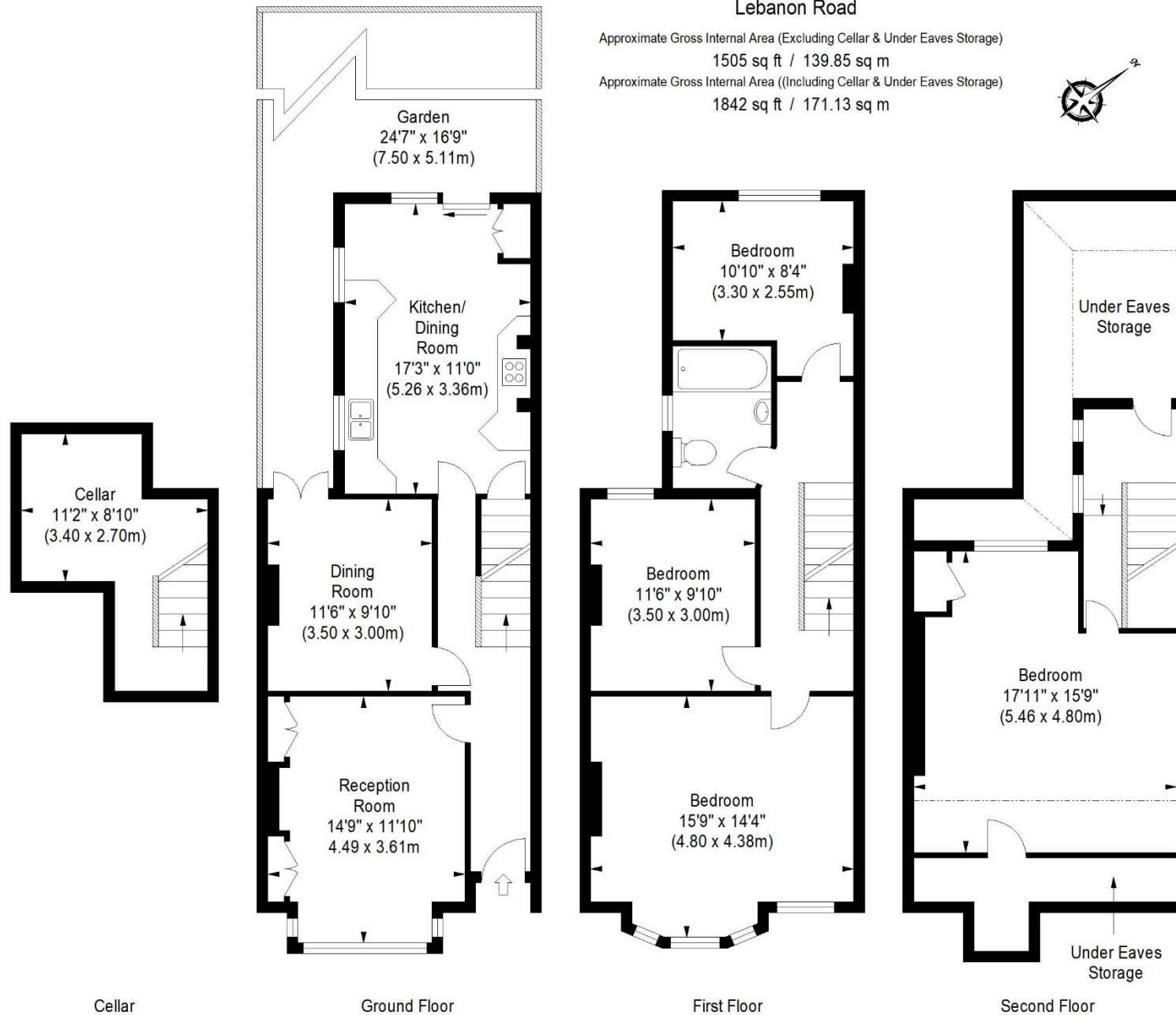


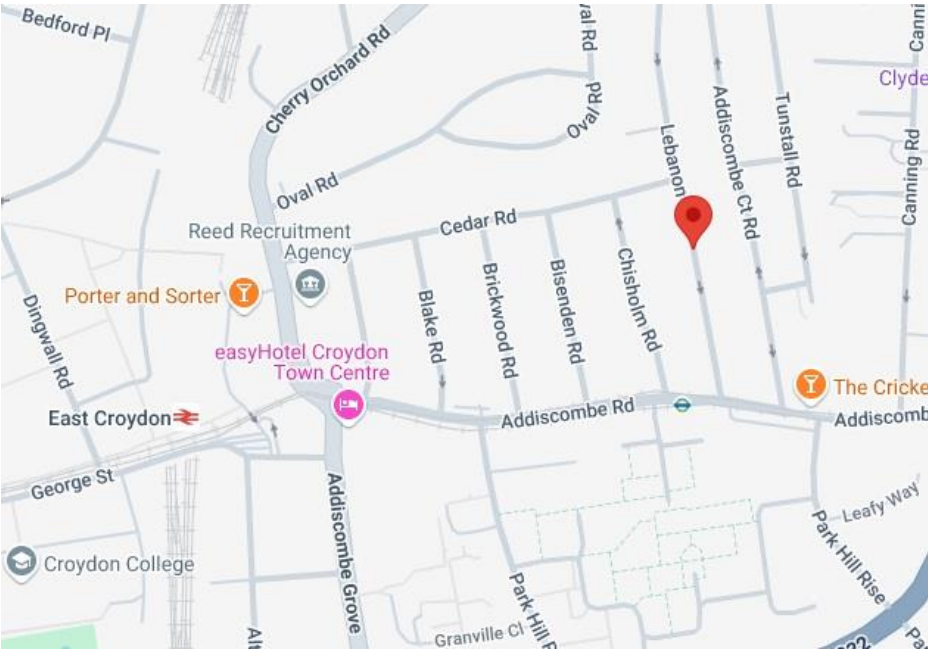
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ FOUR DOUBLE BEDROOMS
- ❖ PERIOD TERRACE HOUSE
- ❖ EXCEPTIONALLY SPACIOUS
- ❖ LARGE 17' KITCHEN/ DINING ROOM
- ❖ WESTERLY FACING REAR GARDEN
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ STEPS AWAY FROM LEBANON ROAD TRAM STOP
- ❖ TWO SEPARATE RECEPTION ROOMS
- ❖ CHAIN FREE
- ❖ EPC EFF E



An exceptionally spacious four double bedroom period terrace house situated within this highly desirable residential road, conveniently located 0.4 miles from East Croydon train station and circa 100m from Lebanon Road tram stop.

This bright & spacious home offers 1505sqft of floor space (excluding the cellar & eaves storage), it boasts spacious rooms, has a westerly facing private rear garden, and enjoys excellent storage with both a cellar & ample eaves storage on the top floor. With high ceilings throughout, the house features stripped floorboards, doors & architraves and has several feature fireplaces. For the more ambitious buyer, there is scope to extend into the side-return and to extend over the rear section of roof to provide a 2nd bathroom or further bedroom (Subject to the usual permissions).

The accommodation comprises a 15'9 bay-fronted main bedroom, three further double bedrooms, a smartly appointed three-piece family bathroom suite with shower over bath, a large reception room with fitted cabinets, a separate dining room with French doors and a 17'3 x 11' kitchen/ dining room with steps down to the cellar & patio doors leading onto the rear garden. Externally, the garden is mainly laid to lawn, it extends 24' and enjoys a westerly aspect.

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 | 40 E | 76 C |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |