



88 Lebanon Road, Croydon
PRICE £475,000 FREEHOLD

ShineRocks
PROPERTY AGENTS

88 Lebanon Road

East Croydon

Beautiful and recently refurbished, two double bedroom, Victorian terraced house, located in a sought after quiet location, with tram stop at the end of the road and approximately eight minutes walk of East Croydon station and Croydon town centre. Storm porch with original tiled floor, entrance hall, Open plan 25'8 × 10'10 double aspect living/dining room, fitted kitchen with door to rear garden, separate utility room with WC and wash basin. Stairs to first floor landing, bedroom one with fireplace and fitted wardrobes, bedroom two with fitted wardrobes, refitted modern bathroom with bath and walk in shower. Small front paved garden with bin store area. Fully fenced rear garden with large paved patio and BBQ area.

- BEAUTIFUL REFURBISHED TWO DOUBLE BEDROOM VICTORIAN TERRACED HOUSE
- OPEN PLAN 25'8 DOUBLE ASPECT LIVING/DINING ROOM
- FITTED KITCHEN WITH DOOR TO REAR GARDEN
- REFITTED BATHROOM WITH BATH AND SEPARATE SHOWER + GROUND FLOOR UTILITY ROOM WITH WC
- FULLY FENCED REAR GARDEN WITH PAVED PATIO & BBQ AREA
- TRAMSTOP AT THE END OF THE ROAD & APPROXIMATELY EIGHT MINUTES WALK OF EAST CROYDON STATION
- COUNCIL TAX BAND - D, EPC - C

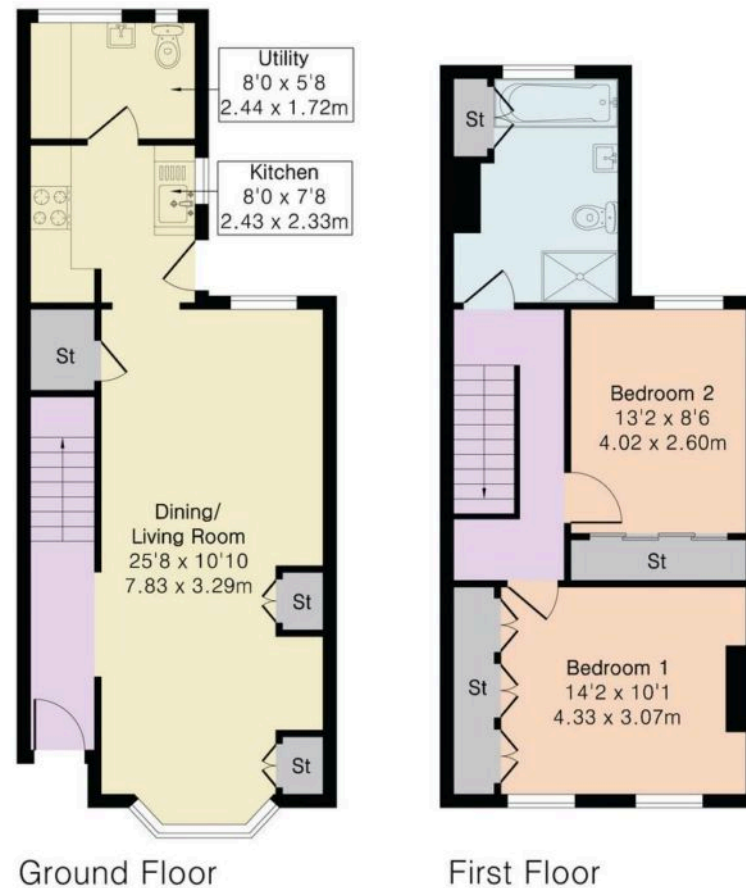




Approximate Gross Internal Area 874 sq ft - 82 sq m

Ground Floor Area 448 sq ft - 42 sq m

First Floor Area 426 sq ft - 40 sq m



ShineRocks Estate Agents

ShineRocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

020 8660 2010

enquiries@shinerocks.co.uk

www.shinerocks.co.uk

ShineRocks
PROPERTY AGENTS

For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.