

FOLKLANDS



LEBANON ROAD, EAST CROYDON

GUIDE PRICE £535,000











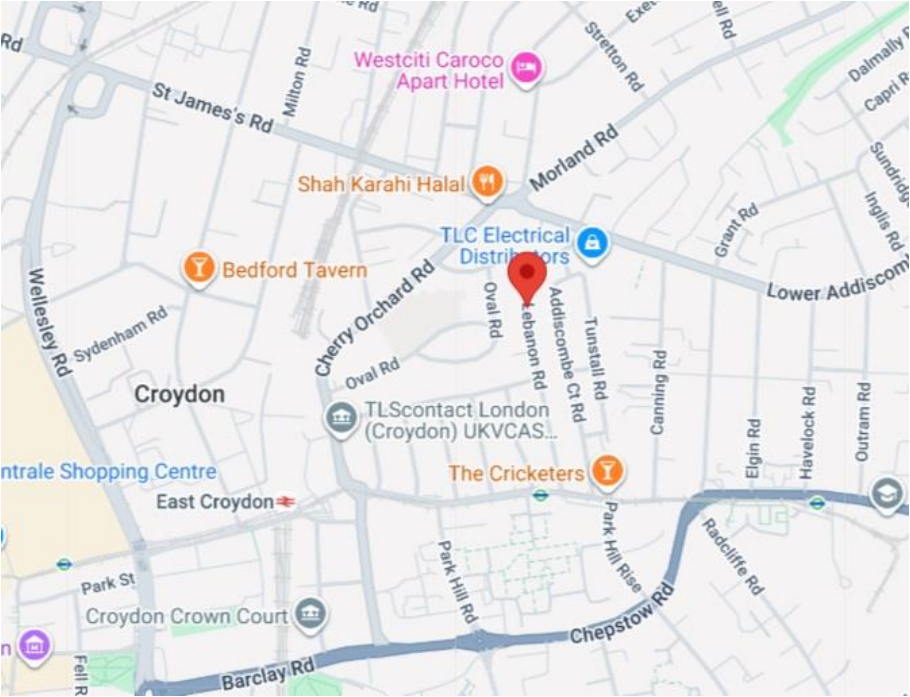








- ❖ THREE DOUBLE BEDROOM TERRACE HOUSE
- ❖ LARGER THAN AVERAGE FOOTPRINT
- ❖ 1486 SQFT OF FLOOR SPACE
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILES FROM LEBANON ROAD TRAM STOP
- ❖ LARGE WESTERLY FACING REAR GARDEN
- ❖ TWO STYLISH BATHROOMS & DOWNSTAIRS WC
- ❖ 23' KITCHEN/DINING ROOM
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ EPC FERR C



**** 1486 SQFT ** Two Bathrooms & Downstairs WC ** Westerly Facing Rear Garden **** A larger than average three double bedroom terrace house situated on this desirable residential road, conveniently located only 0.4 miles from East Croydon train station and 0.1 miles from the local Tram stop.

This superbly presented home boasts 1486 sqft of accommodation which is arranged over three floors; it is fully double glazed, has gas central heating and enjoys good decor throughout. Notable features include window shutters to the front facing windows, a stylish composite front door and a welcoming entrance hall & wide first floor landing. Externally, the larger than average rear garden enjoys a westerly aspect and measures 39' x 30'.

The accommodation comprises a generously proportioned main bedroom with stylish en-suite bathroom, two further double bedrooms, an ultra-stylish three-piece family bathroom with shower over-bath, a down-stairs WC, a bay-fronted living room with feature fireplace & newly built-in storage cabinets, a 23' open-plan kitchen/dining room with white high-gloss units & integrated appliances, and double doors leading onto the smartly landscaped 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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		