

FOLKLANDS

LEBANON ROAD, EAST CROYDON
GUIDE PRICE £575,000









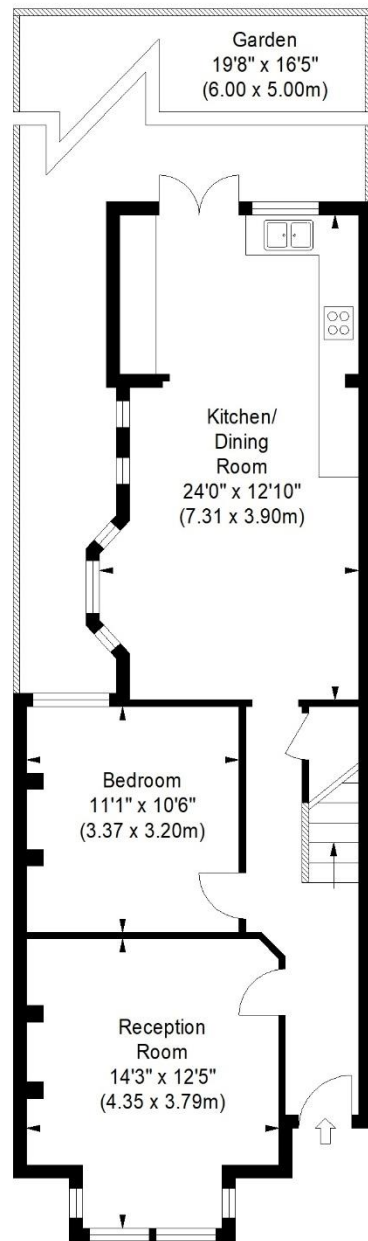




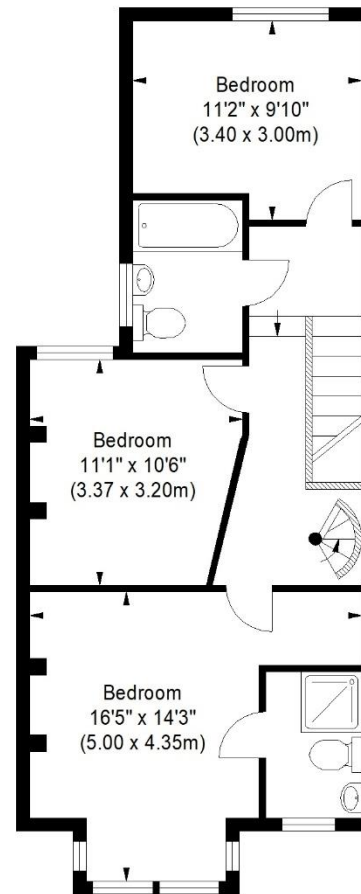




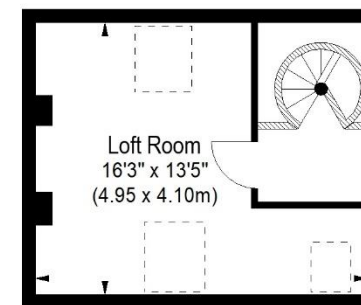




Ground Floor



First Floor



Second Floor

Lebanon Road
Approximate Gross Internal Area
1472 sq ft / 136.75 sq m



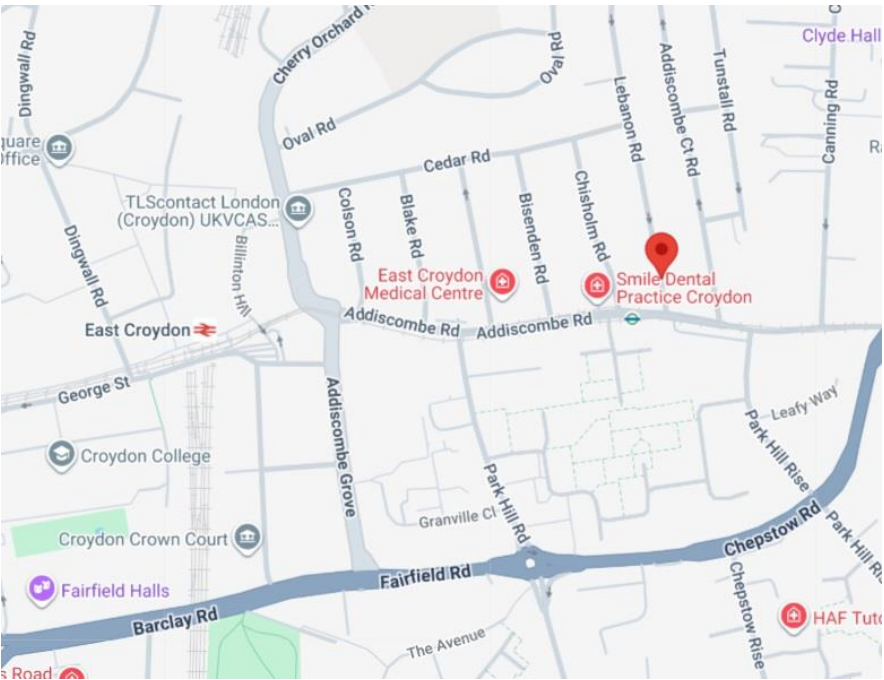
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ THREE DOUBLE BEDROOMS + BONUS LOFT ROOM
- ❖ PERIOD TERRACE HOUSE - TWO BATHROOMS
- ❖ EXCEPTIONALLY SPACIOUS - 1472 SQFT
- ❖ NEWLY RENOVATED
- ❖ WESTERLY FACING REAR GARDEN
- ❖ STEPS AWAY FROM LEBANON ROAD TRAM STOP
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 24' KITCHEN DINING ROOM
- ❖ TWO RECEPTION ROOMS
- ❖ EPC EER D



**** Chain Free ** Newly Renovated ** Bonus Loft Room ** West Facing Rear Garden **** A stylish three 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. East Croydon in recent years has seen a plethora of independent cafes & restaurants opened and along with having the popular Boxpark, it is a vibrant & convenient location to live.

This bright & spacious home offers 1472sqft of floor space, it boasts large rooms with high ceilings, it has a westerly facing private rear garden and features a newly fitted 24' kitchen/dining room. Having been newly renovated, the house also enjoys excellent decor throughout, has new carpets to the first & second floors and has a low maintenance westerly facing rear garden with a synthetic lawn.

To the first & second floors, the accommodation comprises a large bay-fronted main bedroom with en-suite shower room, two further double bedrooms, a generous first floor landing, a stylish three-piece family bathroom suite with shower over-bath and a fully decorated & functional loft room with heating, lighting & Velux windows. To the ground floor the accommodation comprises a sizeable bay-fronted living room, a separate dining room, ample understairs storage and a 24' kitchen/dining room with direct access to the private rear garden.

Furthermore, residents of this property will also have the wide range of cafes, delis and independent shops on Addiscombe high street close by. It is also within walking distance to both Lloyd Park & Park Hill Park, which are arguably the best green spaces in Croydon.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		