

FOLKLANDS

Lebanon Road, East Croydon

Guide price £400,000


FOR THE ZEE BOOK
TO REGENT'S PARK
OR CAMDEN TOWN








FLOWER FAIRIES









Lebanon Road

Approximate Gross Internal Area
748 sq ft / 69.48 sq m
(Excluding the Garden Studio)

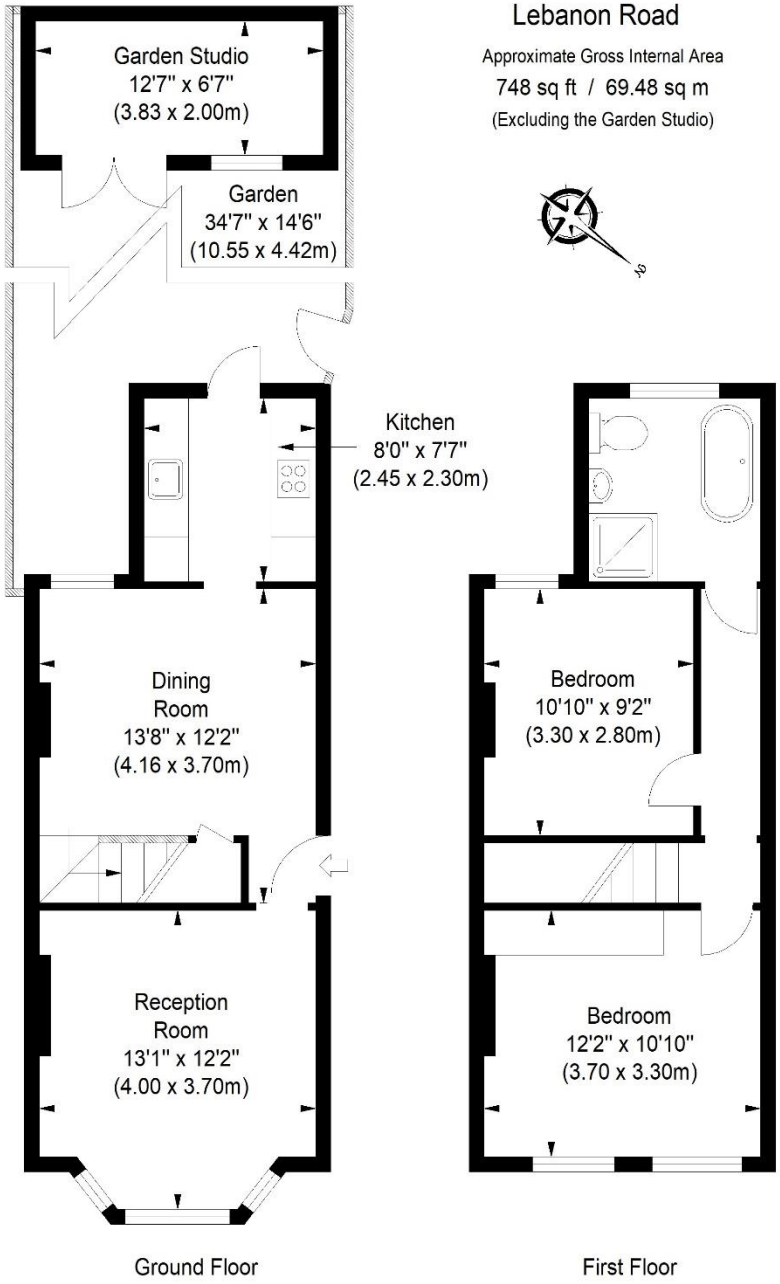


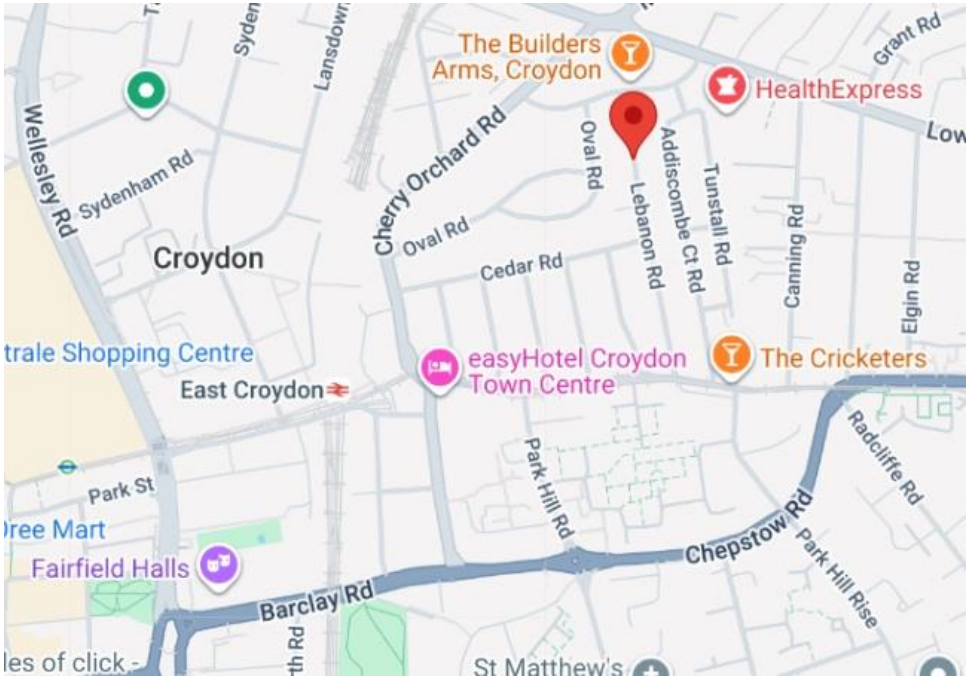
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- Two Double Bedroom
- Period End-Of-Terrace House
- West Facing Rear Garden
- Side Access & Timber Garden Cabin
- Large First Floor Bathroom Suite
- 0.4 Miles from East Croydon Train Station
- 0.1 Miles from Lebanon Road Tram Stop
- Scope to Loft Extend (Subject to Permissions)
- Two Reception Rooms
- EPC EER D

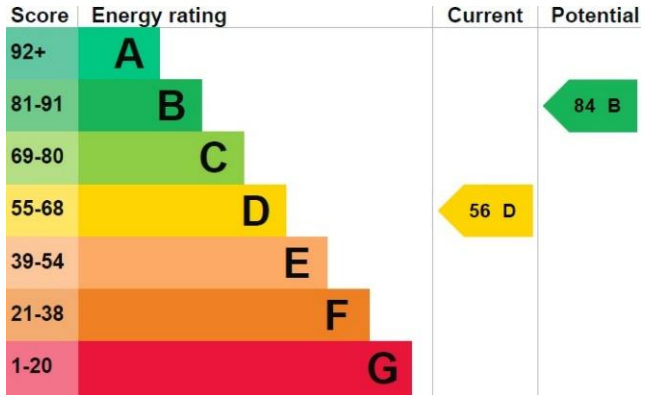


**** West Facing Rear Garden with Cabin ** Large First Floor Bathroom ** A smartly presented two-bedroom period end-of-terrace house situated within this highly desirable tree lined residential road, conveniently located only 0.4 miles from East Croydon train station and only 0.1 mile from Lebanon Road tram stop.**

This bright & airy home boasts window shutters to the front of the house, it is fully double glazed and has gas central heating. Externally, the low-maintenance rear garden enjoys a favourable west facing aspect (Perfect for the afternoon & evening sunshine), it features a timber garden cabin and side access. Additionally, there is ample scope to extend the house either to the rear (Ground floor) or into the loft space (Subject to the usual permissions).

The accommodation comprises two double bedrooms, a large four-piece first floor bathroom suite with freestanding bath & a separate shower cubicle, a bay-fronted living room, a separate dining room with understairs storage and a modern fitted kitchen with direct access to the private 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.



THESE DETAILS HAVE BEEN PREPARED AND ISSUED IN FAITH AND DO NOT CONSTITUTE REPRESENTATION OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. PLEASE NOTE THAT WE HAVE NOT CARRIED OUT A SURVEY OF THE PROPERTY, NOR HAVE WE TESTED ANY OF THE SERVICES OR APPLIANCES.