

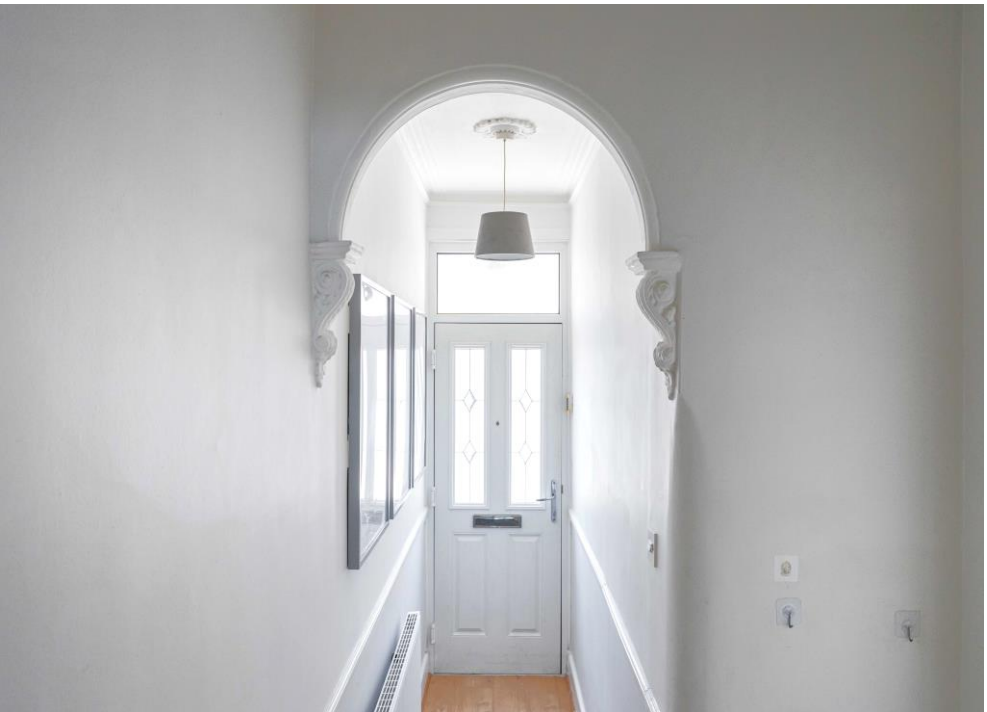
FOLKLANDS



LEBANON ROAD, EAST CROYDON

GUIDE PRICE £575,000









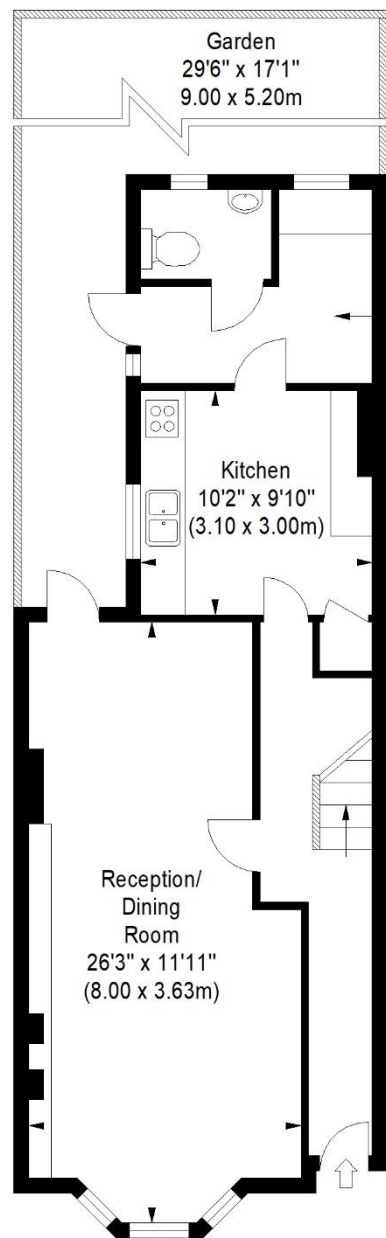




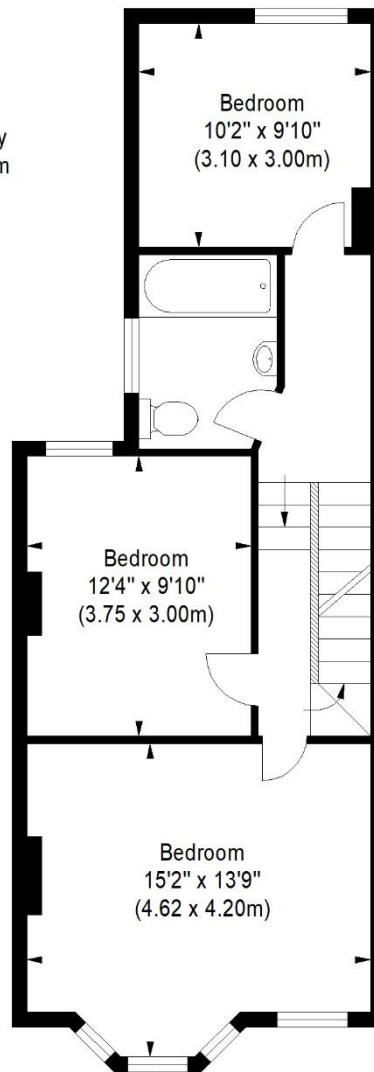




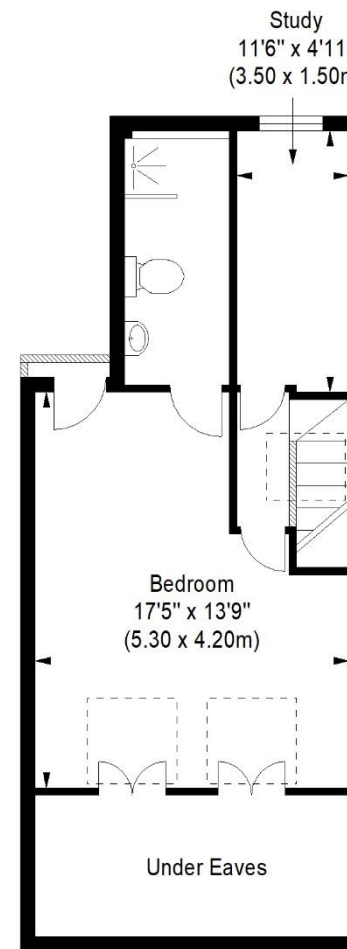




Ground Floor



First Floor



Second Floor

Lebanon Road

Approximate Gross Internal Area
1585 sq ft / 147.28 sq m
(Including Under Eaves)



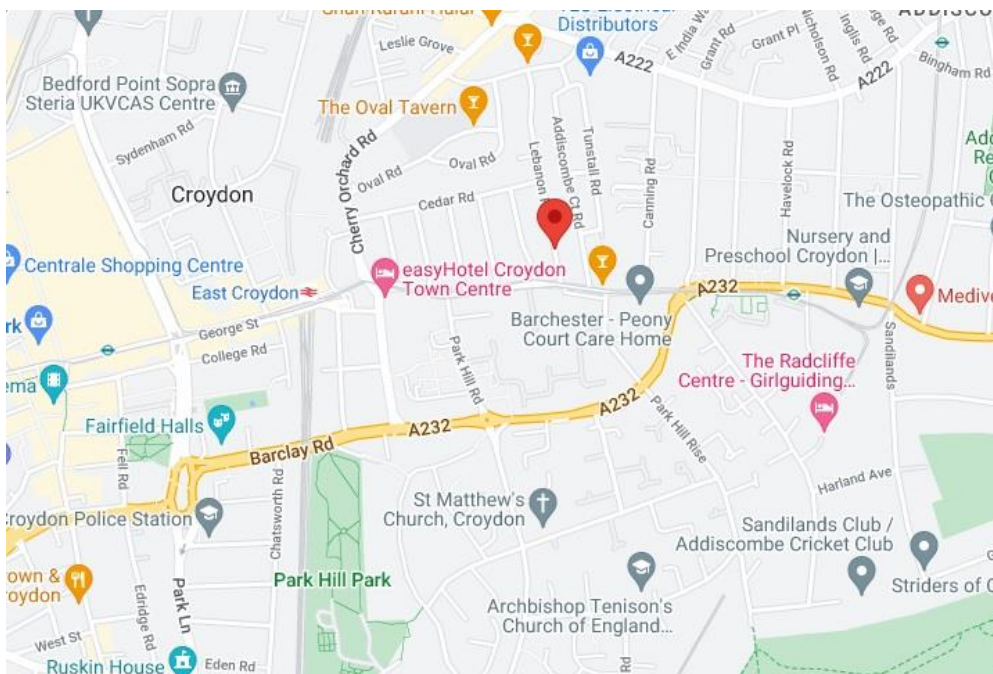
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ FOUR DOUBLE BEDROOMS
- ❖ TWO BATHROOMS + DOWNSTAIRS WC
- ❖ PERIOD TERRACE HOUSE
- ❖ 1585 SQFT OF FLOOR SPACE
- ❖ CHAIN FREE
- ❖ HIGHLY DESIRABLE RESIDENTIAL ROAD
- ❖ CIRCA 100M FROM LEBANON ROAD TRAM STOP
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 26' OPEN PLAN LOUNGE/ DINING ROOM
- ❖ EPC EER TO FOLLOW



A smartly presented four double bedroom period terrace house situated within this highly desirable residential road, conveniently located 0.3 miles from East Croydon train station and circa 100m from Lebanon Road tram stop. This bright & spacious home offers 1585 SQFT of floorspace, it is fully double glazed (fully replaced in 2016) and has gas central heating (New combi-boiler fitted in 2023).

Additionally, this house benefits from a bonus study room, has a separate utility area and a downstairs WC. Externally, the private rear garden extends to 29'. For those with an appetite to extend, this house will afford the new owners with excellent scope to extend to the ground floor (Subject to the usual permissions).

The accommodation comprises a large loft extended double bedroom with Juliette balcony & stylish en-suite shower room, a bonus study room, a 15'2 x 13'9 bay-fronted double bedroom with feature fireplace, two further double bedrooms, a modern three-piece bathroom suite with shower over-bath, a generous first floor landing, a 26'3 bay-fronted double reception room, a smartly appointed fitted kitchen, a separate utility and downstairs WC.

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.