

**FOR SALE**



**Bensham Lane , West Croydon**

**2 Bedrooms, 1 Bathroom, End Terraced House**

**Asking Price Of £385,000**

**MARTIN&CO**



MARTIN&CO

## Bensham Lane , West Croydon

2 Bedrooms, 1 Bathroom

Asking Price Of £385,000

Close to Mayday University Hospital and within easy reach of West Croydon Station and the town centre, this lovely family sized house would make a super first time home in our opinion.

The property comprises an entrance hall, large reception room, fitted kitchen/ Dining room, landing, two double bedrooms, family bathroom/wc. Features to note include gas heating and double glazing throughout. Externally there is a sunny mature garden at the rear.

- Ready, Steady, Call!
- Superb 2 Bedroom House
- End of Terrace
- Excellent Condition
- Large through Reception Room

Local shops and bus routes are close at hand on London Road whilst West Croydon Station provides access to mainline trains into Central London, the London Overground to Docklands and beyond and Tram-link which provides easy access to Wimbledon and the Underground network.

Available for viewings now!



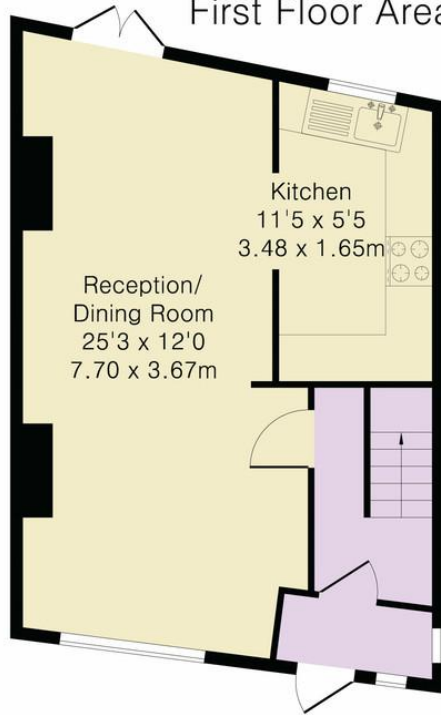




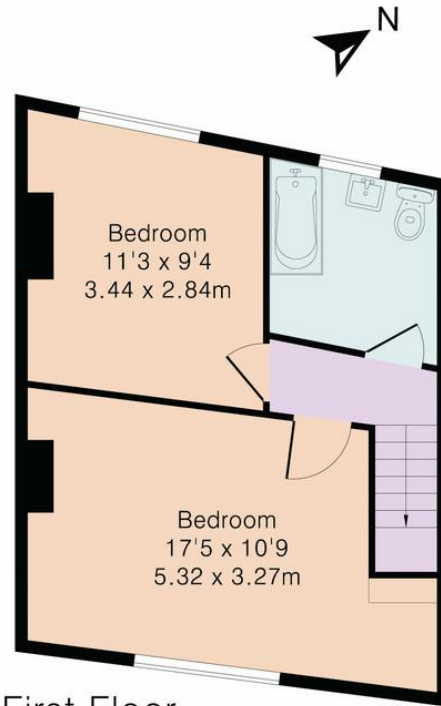
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	87 B	87 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		



Approximate Gross Internal Area 806 sq ft – 75 sq m  
 Ground Floor Area 427 sq ft – 40 sq m  
 First Floor Area 379 sq ft – 35 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF  
 T: 0208 688 8565 • E: [croydon@martinco.com](mailto:croydon@martinco.com)

# 0208 688 8565

<http://www.martinco.com>

## MARTIN&CO

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

