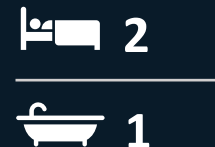


TO LET



Bensham Lane, Thornton Heath, CR7

£1,850.00 PCM



**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

A beautifully presented two bedroom, two reception terraced house located on Bensham Lane, Thornton Heath, CR7.

The property comprises of a bright and spacious reception room, a dining room, a separate modern and fully equipped kitchen, a three piece family bathroom with shower over bath and two good sized double bedrooms.

The property is located a short walk to Croydon University Hospital and plenty of bus routes which is excellent for transportation links.



## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

## Material Information

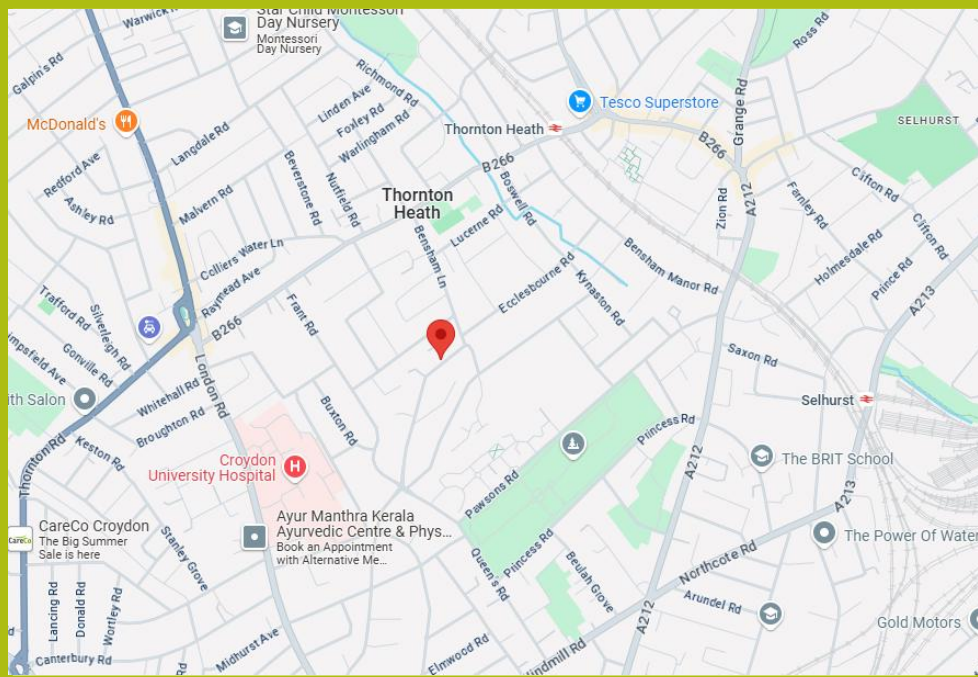
**Date Available** – 25/06/2025

**Holding deposit amount** – £426

**Security Deposit amount (Five weeks rent)** – £2,134.00

**Council Tax Band** – D

**Local Authority** – Croydon Council



**Property Type**

House (Terraced)



**Construction Type**

Brick



**Parking**

Parking Permit



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Gas / Mains



**Broadband**

Cable



**Mobile Signal**

Good Coverage



**Flood Risk**

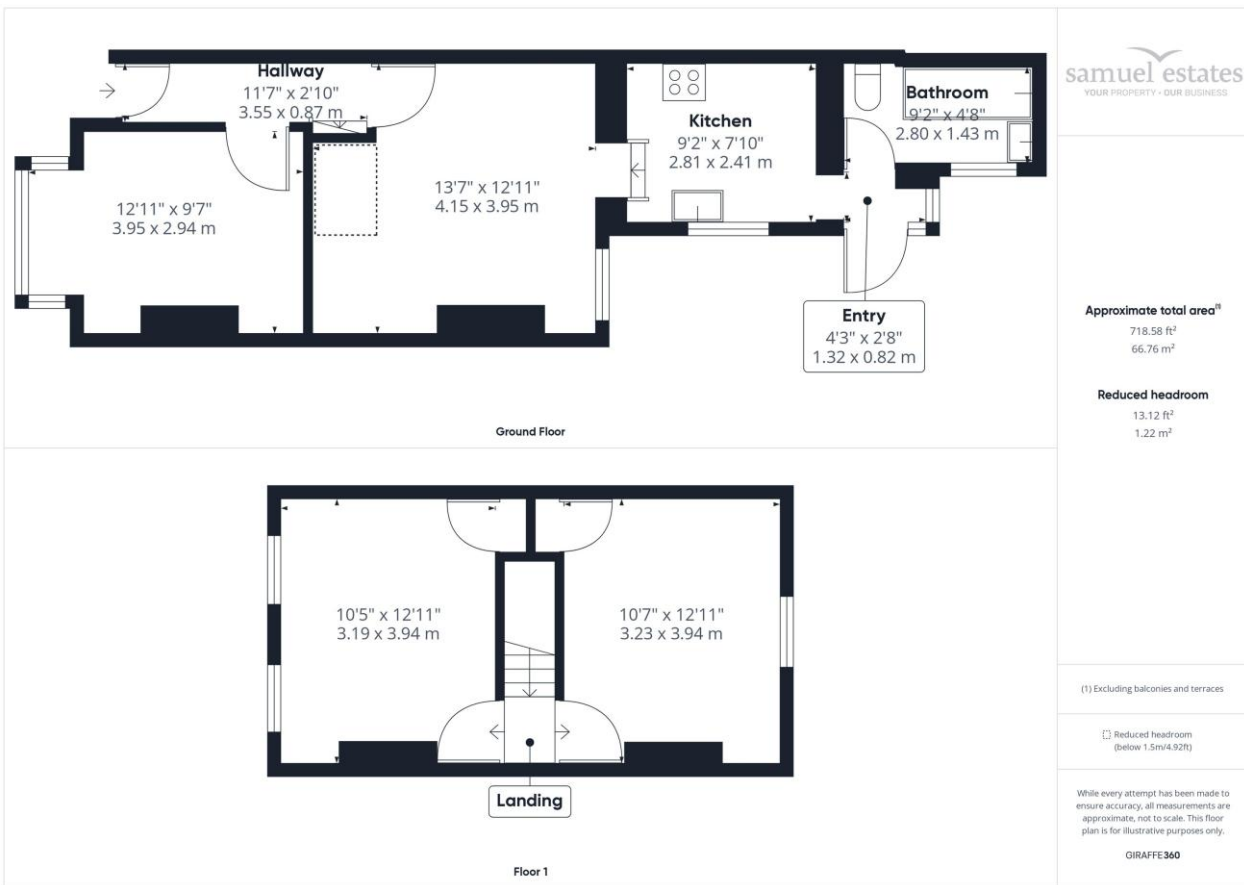
*Has the property been flooded in the past five years: NO*

**Level of Risk: None**



**Proposed Development  
in Immediate Locality?**

None



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		79
55-68 <b>D</b>	60	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		

**Balham**  
45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

**Colliers Wood & Wimbledon**  
30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

**Streatham**  
432/434 Streatham High Road  
London, SW16 3PX  
☎ 020 8679 9889

