

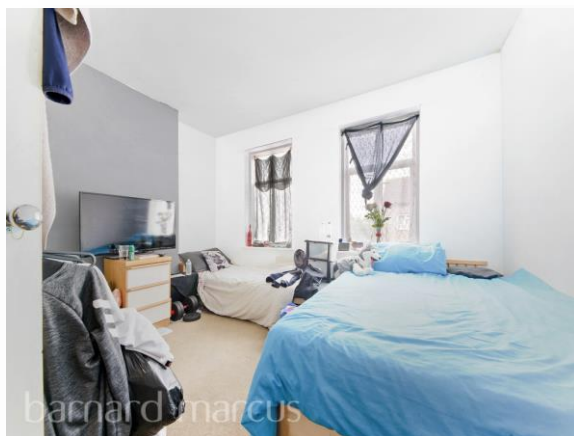


Bensham Lane, Thornton Heath CR7 7ES

welcome to

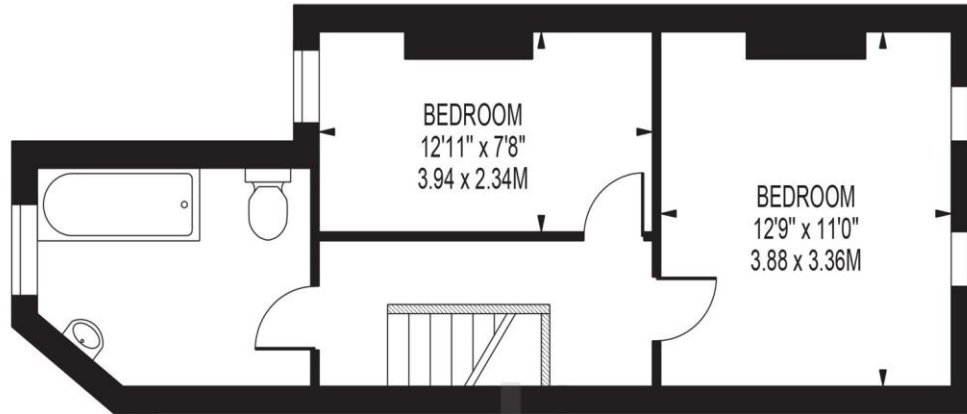
Bensham Lane, Thornton Heath

This two bedroom end of terrace house is ideal for both investors and families looking for good transport links and amenities within striking distance! Comprising of double bedrooms on the first floor and a family bathroom, and two receptions on the ground floor leading to the garden and is all in all a deceptively spacious home. The property is end terrace and is offered to the market with no onward chain. Located close by to local amenities and excellent transport links, multiple railway stations within under a miles radius including Thornton Heath, West Croydon & Selhurst as well as the nearest dlr station being either West Croydon or Norwood Junction. The nearest school is Elmwood Infant School, approximately 400 yards away but you will find a list of local primary & secondary schools including 4* Ofsted rated Chestnut Park Primary School & Harris Invictus Academy Croydon via further online searches. Viewings are highly recommended, to appreciate this superb home. Please enquire within to save disappointment!

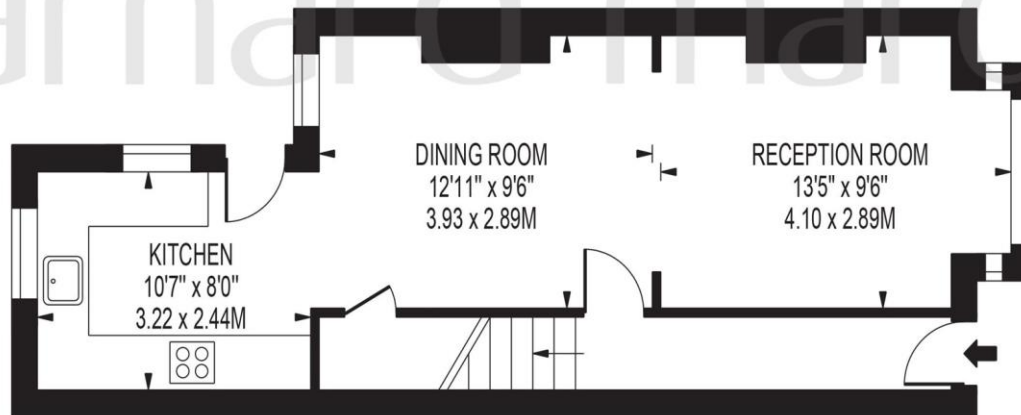


BENSHAM LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 801 SQ FT - 74.42 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Bensham Lane, Thornton Heath

- Two double bedrooms
- End of terrace
- No-onward chain
- Close to local amenities
- Good local schools

Tenure: Freehold EPC Rating: E

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/THH113628](https://www.barnardmarcus.co.uk/Property/THH113628)



Property Ref:
THH113628 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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