



Bensham Lane, Croydon CR0 2RX

welcome to

Bensham Lane, CROYDON

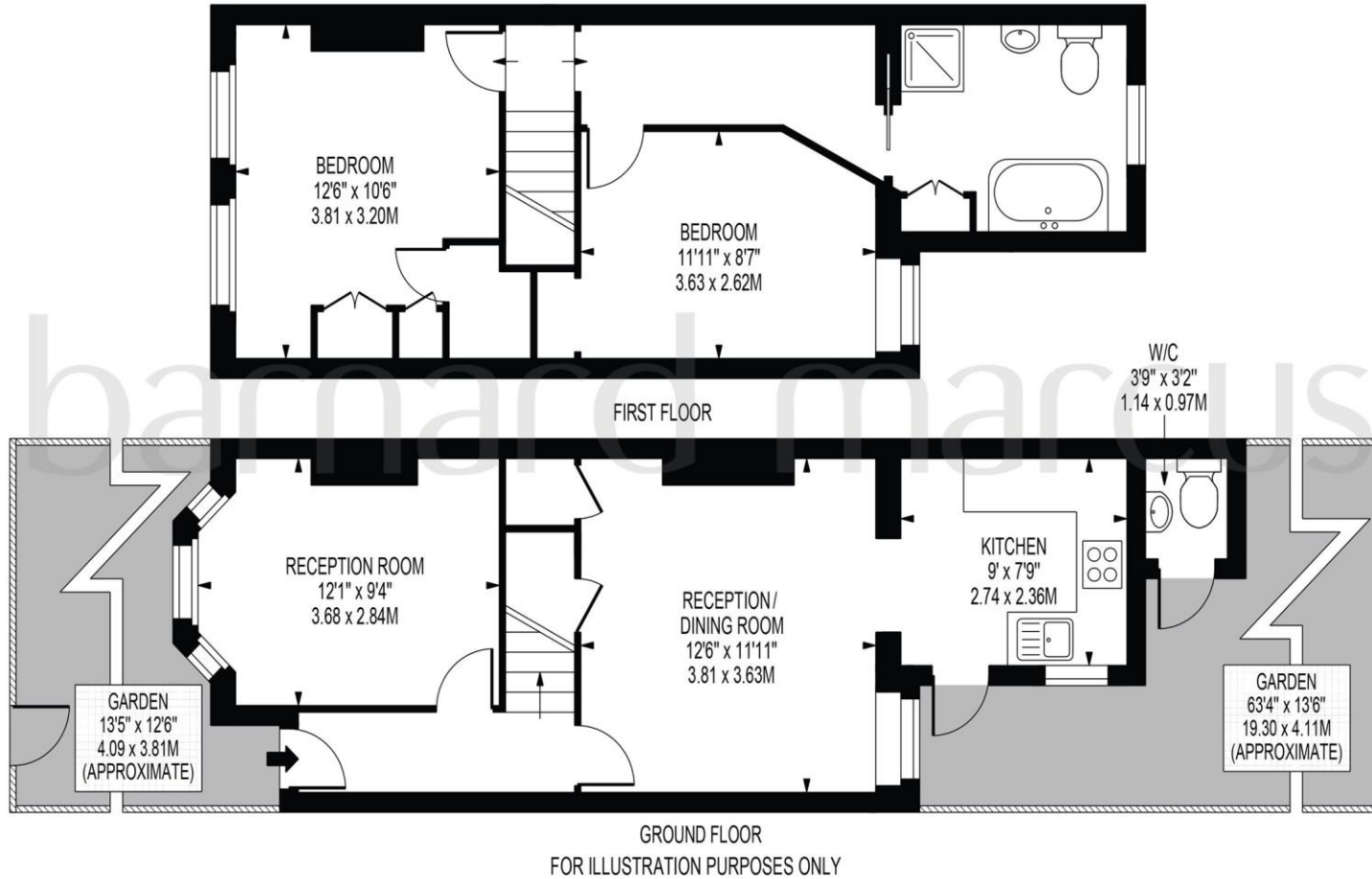
This exceptional Victorian home with modern décor is now available to the market. This superb property comprises of two double bedrooms, upstairs bathroom with separate shower cubicle & wc, lounge, dining room, and kitchen leading to a good size private rear garden with decked area to the rear. Located close by to local amenities and excellent transport links, multiple railway stations within a 1 mile radius including West Croydon, Thornton Heath & Selhurst. The nearest tube/dlr station is either West Croydon or Norwood Junction. The nearest school is Elmwood Infant School, approximately 280 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. Viewings are highly recommended, to appreciate this superb home.



BENSHAM LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 792 SQ FT - 73.58 SQ M
(EXCLUDING W/C)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF W/C: 12 SQ FT - 1.11 SQ M



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.

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- Two double bedrooms
- Victorian
- Modern décor
- Upstairs bathroom
- Great transport links

Tenure: Freehold EPC Rating: C

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114090



Property Ref:
THH114090 - 0002

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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