



**Bensham Lane, Thornton Heath CR7 7EP**



**welcome to**

## **Bensham Lane, Thornton Heath**

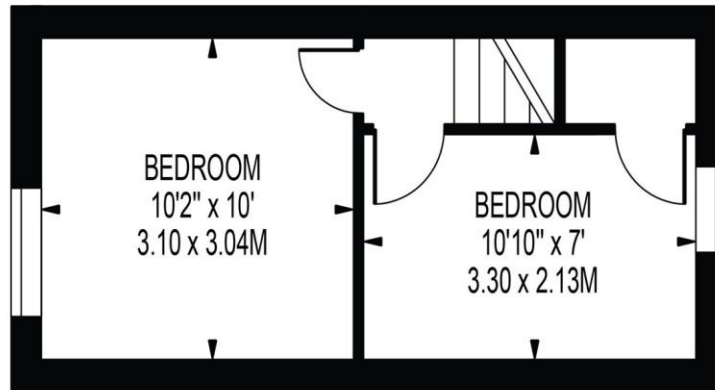
This beautifully presented two-bedroom freehold home is offered to the market with no onward chain, making it a perfect choice for first-time buyers, small families, or buy-to-let investors. Situated on the well-connected Bensham Lane, the property offers a practical layout, stylish interiors, and a private outdoor space - all within easy reach of local amenities and excellent transport links. Upon entering, you're welcomed into a bright and spacious lounge that runs the full length of the house. With dual-aspect windows, this space is filled with natural light and provides ample room for both living and dining areas. The lounge leads through to the kitchen at the rear alongside a well-appointed bathroom. To the rear of the property, a private garden offers outdoor space that's easy to maintain, with room for seating, planting, and summer barbecues.



Upstairs, there are two generously sized bedrooms. The main bedroom is light-filled and comfortably fits a double bed with space for wardrobes and additional storage. The second bedroom, overlooking the garden, is ideal as a guest room, nursery, or home office. Located just a short walk from West Croydon Station, the property offers quick links into Central London via both rail and Overground services. A number of well-regarded schools are nearby, along with parks, local shops, and Croydon's bustling town centre. This is a superb opportunity to secure a lovely home in a vibrant and growing area. Early viewing is recommended.

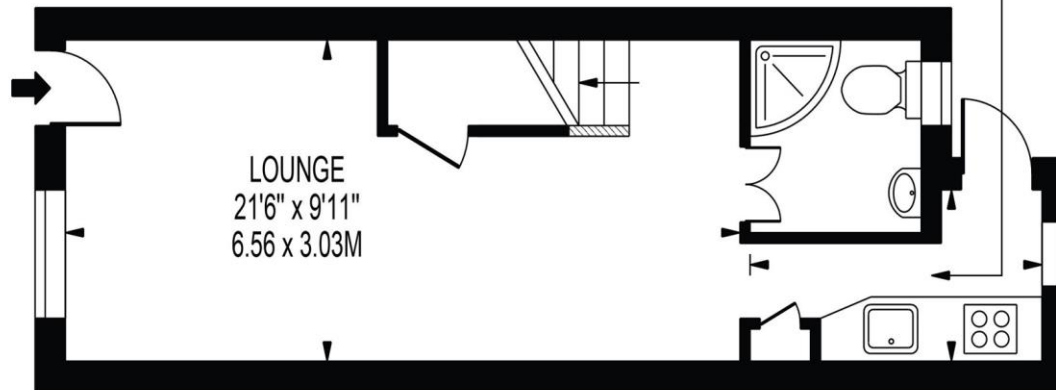
## BENSHAM LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 505 SQ FT - 46.92 SQ M



FIRST FLOOR

KITCHEN  
9'6" x 5'4"  
2.89 x 1.62M



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.  
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## **Bensham Lane, Thornton Heath**

- Freehold With No Onward Chain
- Walking Distance To West Croydon Station
- Private, Low Maintenance Garden
- Two Bedrooms
- Close To Excellent Schools

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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/THH114275](https://barnardmarcus.co.uk/Property/THH114275)



Property Ref:  
THH114275 - 0002

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