



James Chiltern  
Estate Agents



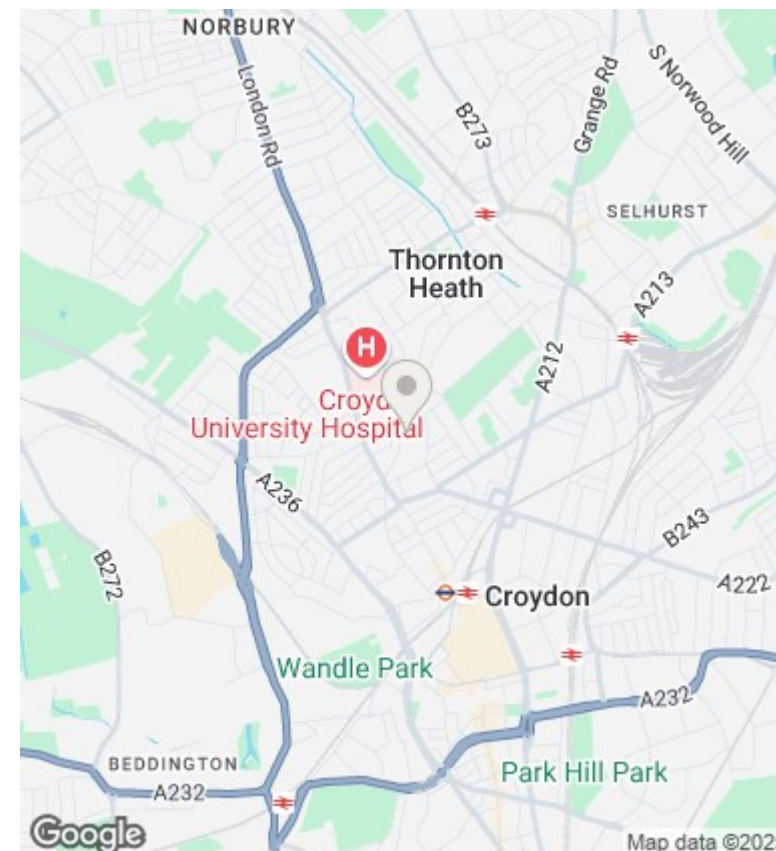
## 72 Bensham Lane, Croydon, CR0 2RY

Asking Price £550,000

- SUBSTANTIAL 5 BEDROOM SEMI-DETACHED HOUSE
- FULLY DOUBLE GLAZED AND GAS CENTRAL HEATING
- DEVELOPMENT OPPORTUNITY ( STPP )
- 3 RECEPTION ROOMS
- CLOSE TO CROYDON TOWN CENTRE AND TRANSPORT LINKS
- CHAIN FREE
- 3 FLOORS
- IDEAL AS A LARGE FAMILY HOME

182 London Road, Croydon, Surrey, CR0 2TE  
0208 681 8133

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www.jameschiltern.com



## Directions

## Viewings

Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

## Council Tax Band

E

## EPC Rating:

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |