



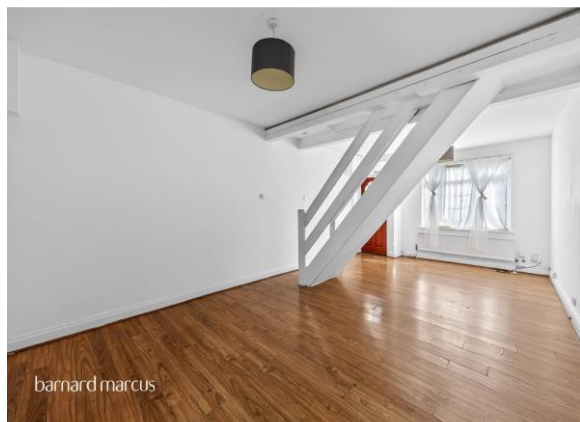
Bensham Lane, Thornton Heath CR7 7ER

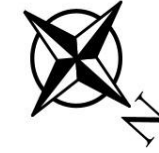
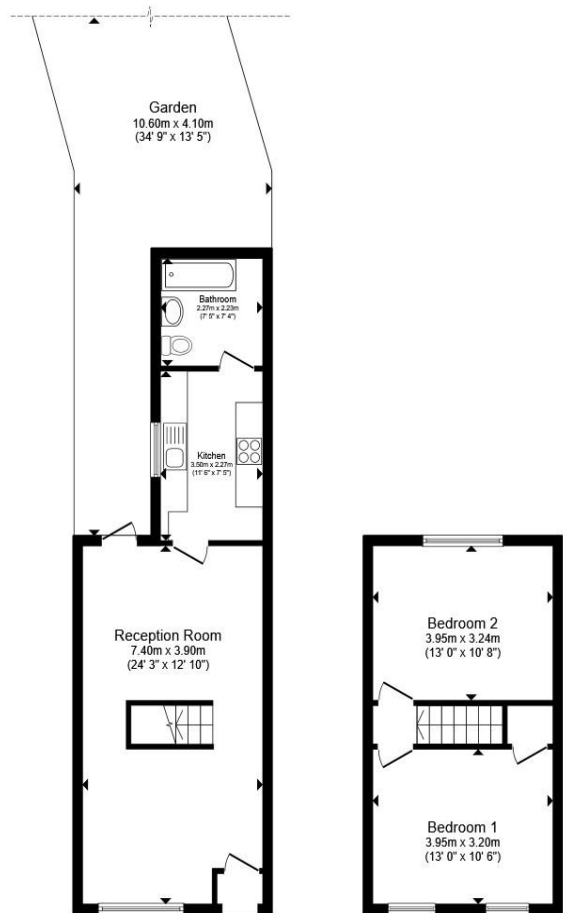
welcome to

Bensham Lane, Thornton Heath

This well-presented two double bedroom freehold house is ideally located just moments from Thornton Heath Train Station, making it an excellent choice for commuters and local buyers alike. Offering generous room sizes throughout, the property provides a comfortable and practical layout that suits both families and first-time buyers. The ground floor features a welcoming double reception room with clearly defined living and dining areas, perfect for everyday use or entertaining. To the rear sits a good-sized fitted kitchen with direct access to the garden, alongside a modern three-piece bathroom suite. Upstairs, the property offers two spacious double bedrooms, each benefiting from ample natural light and plenty of room for freestanding storage. Outside, the attractive rear garden provides a private and versatile outdoor space, ideal for relaxing, gardening, or hosting guests during the warmer months. The home has been thoughtfully maintained by the current owner and sits within easy reach of Thornton Heath High Street, where a wide array of shops, cafés, and essential amenities can be found. Excellent transport links, local schools, and green spaces are all close by.

The property also benefits from a newly installed boiler and is offered to the market with no onward chain, ensuring a straightforward purchase process.





Total floor area 72.7 m² (782 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Bensham Lane, Thornton Heath

- Two-bedroom
- Double-reception
- No onward chain
- Rear garden
- Close by to Thornton Heath Train Station
- Newly installed boiler

Tenure: Freehold EPC Rating: C
Council Tax Band: 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/THH110928



Property Ref:
THH110928 - 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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