



barnard marcus

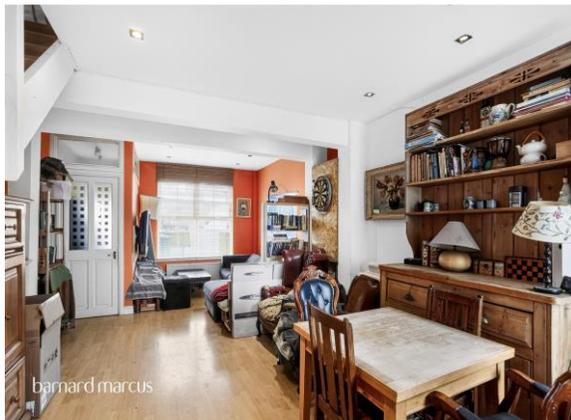
Bensham Lane, Thornton Heath CR7 7ER


barnard
marcus

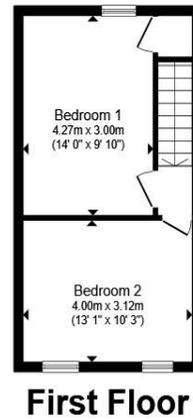
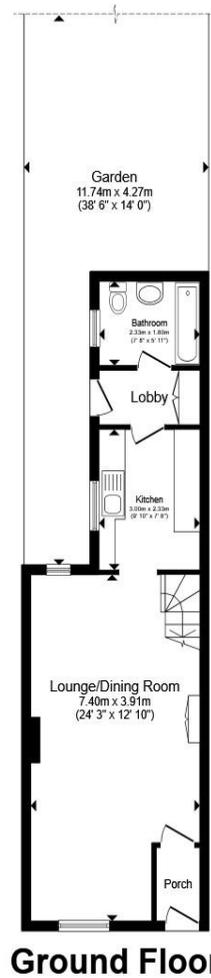
welcome to

Bensham Lane, Thornton Heath

Set within a popular residential area, this charming two-bedroom freehold house offers bright, well-proportioned accommodation arranged over two floors, complemented by a good-sized rear garden and residential parking. The property is offered to the market with no onward chain, making it an ideal opportunity for first-time buyers or investors. The ground floor features a spacious open-plan lounge/dining room, filled with natural light from both front and rear aspects. The room offers generous living and dining zones, attractive wood-style flooring, creating a warm and welcoming atmosphere. To the rear sits a well-appointed kitchen, fitted with ample cabinetry, good counter space, and room for appliances. A side lobby leads out to the garden and also provides access to a convenient ground-floor WC. The layout flows well and provides practical day-to-day functionality.



Upstairs are two well-sized bedrooms, both presented in good decorative order. The front bedroom spans the full width of the house and offers excellent space for wardrobes and furnishings. The second double bedroom overlooks the garden. A family bathroom completes the first-floor accommodation with bath and shower facilities. To the rear is a long private garden, mainly laid to lawn with mature planting and plenty of scope for landscaping or outdoor entertaining. The property benefits from residential parking, providing convenience for homeowners and visitors. Situated on Bensham Lane, the property offers easy access to excellent transport links including Thornton Heath, Selhurst, and West Croydon stations, all providing direct routes into Central London. A range of schools, local shops, supermarkets, and everyday amenities are within close reach, while nearby green spaces — including Trumble Gardens and Duppas Hill Park — provide pleasant areas for walking and leisure.



Total floor area 72.5 m² (780 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 freehold house
- No onward chain
- Spacious open-plan lounge/diner
- Downstairs WC
- Private rear garden
- Residential parking & great transport links

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/THH114669](https://www.barnardmarcus.co.uk/Property/THH114669)



Property Ref:
THH114669 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8683 0190



ThorntonHeath@barnardmarcus.co.uk



4-5 Brigstock Parade London Road, Thornton Heath, Surrey, CR7 7HW



barnardmarcus.co.uk