

FOR SALE



Bensham Lane, Thornton Heath, CR7

OFFERS IN EXCESS OF £375,000 Freehold

 **2**

 **1**


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Property Description

A beautifully presented two-bedroom, two reception terraced house located on Bensham Lane, Thornton Heath.

The property comprises of a bright and spacious reception room, a dining room, a separate modern and fully equipped kitchen, a three-piece family bathroom with shower over bath and two good sized double bedrooms.

One of the standout features is the large rear garden, perfect for outdoor entertaining, gardening enthusiasts, or those simply looking for additional space. With its combination of space, location, and potential, this property is ideal for families, first-time buyers, or investors looking for a project in a sought-after area. Potential to extend Subject to planning permission.

The property benefits from excellent location just a short walk from the train station, making commuting into London quick and convenient. Local shops, cafes, and amenities are all close at hand, adding to the property's appeal.

Disclaimer

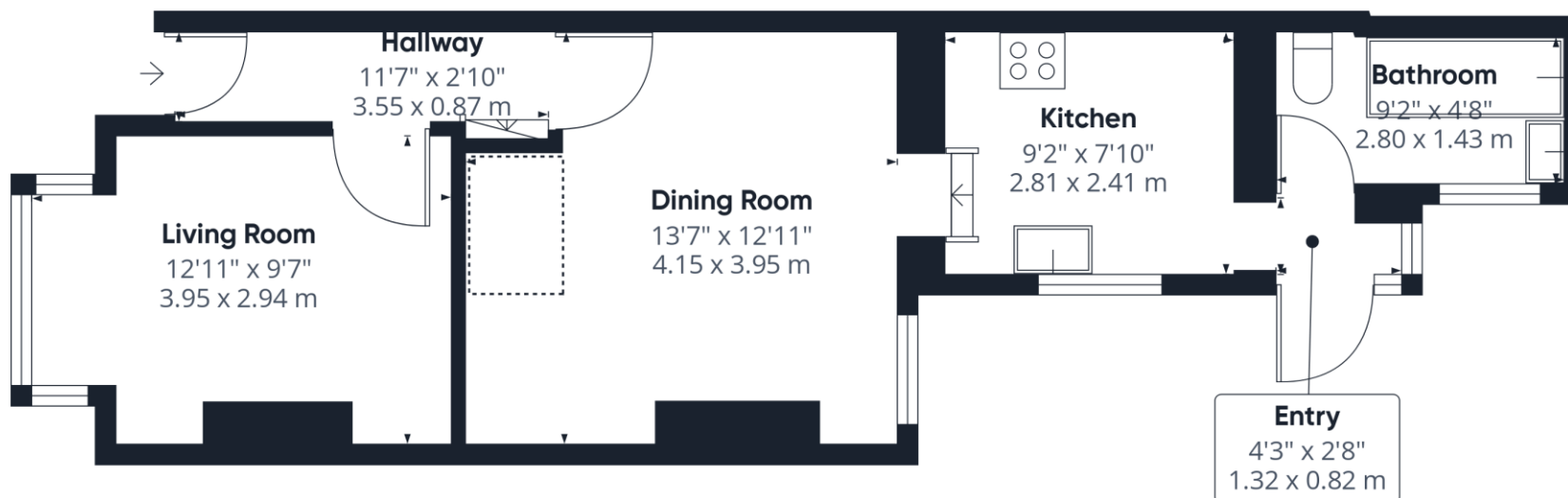
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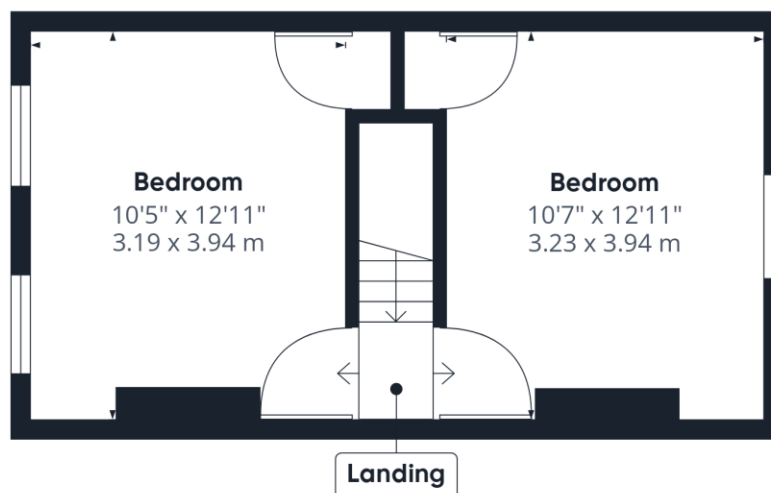
| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | 79 |
| 55-68 D | 60 | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |







Ground Floor



Floor 1

Approximate total area⁽¹⁾

719 ft²
66.8 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Croydon Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Ultrafast



Mobile Signal
Good Coverage

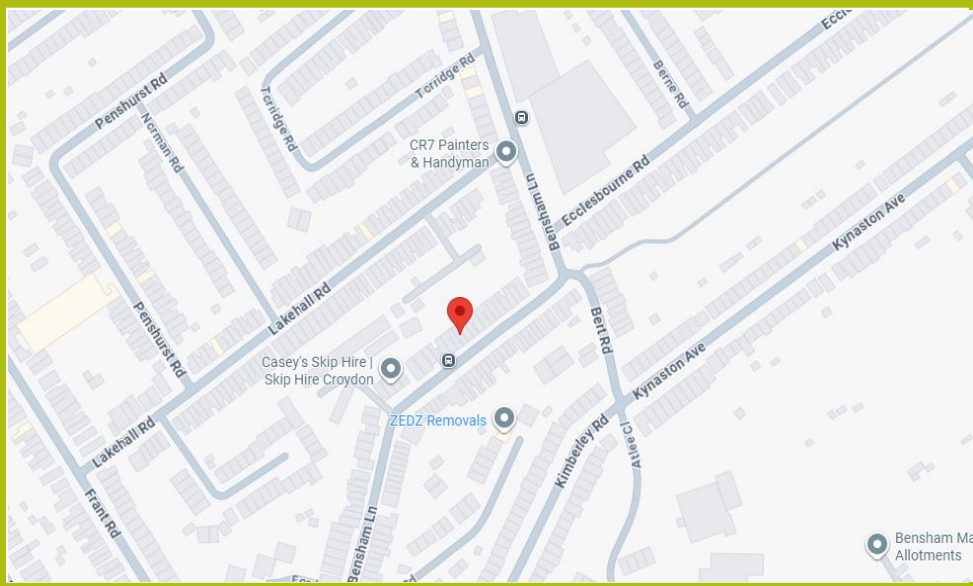


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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