

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

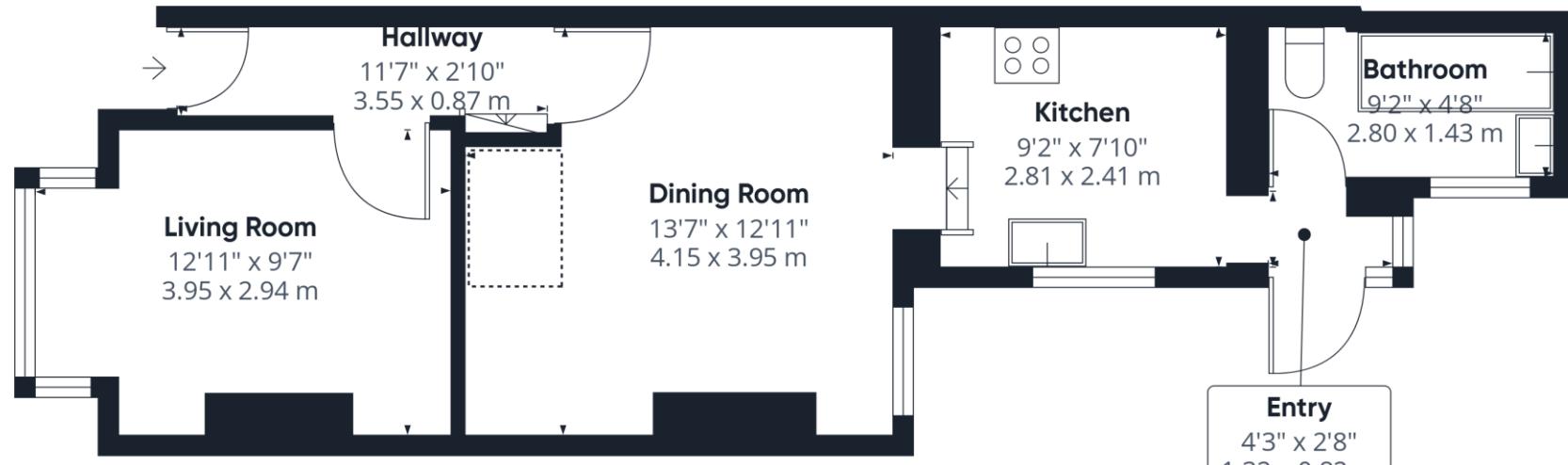
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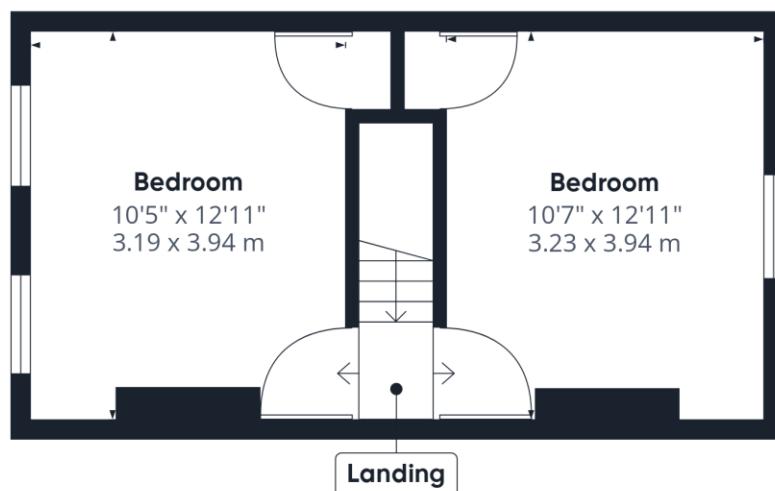
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		79
55-68 D	60	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







Ground Floor



Floor 1

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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)

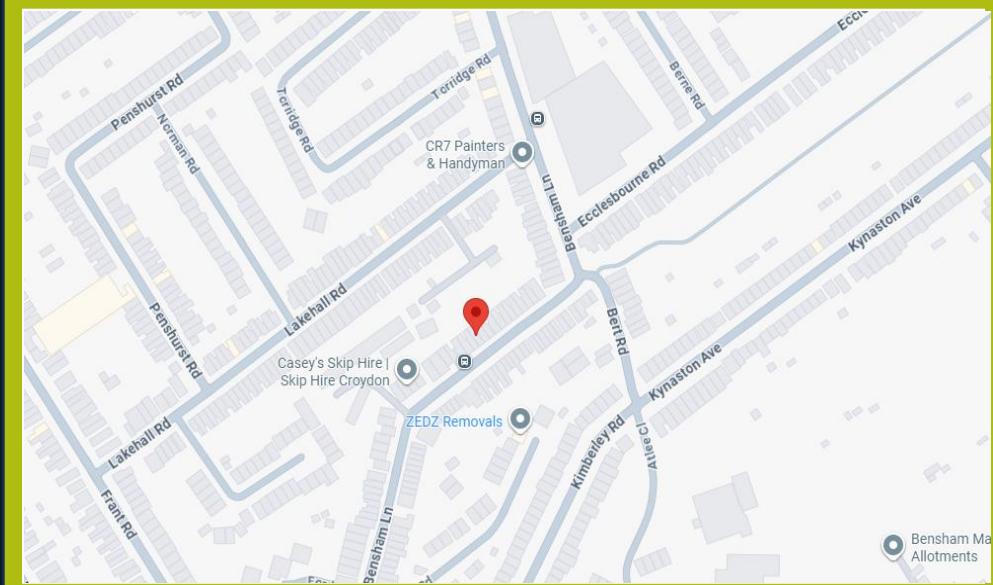
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Material Information

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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