



barnard marcus

Bensham Lane, Thornton Heath CR7 7EP

welcome to

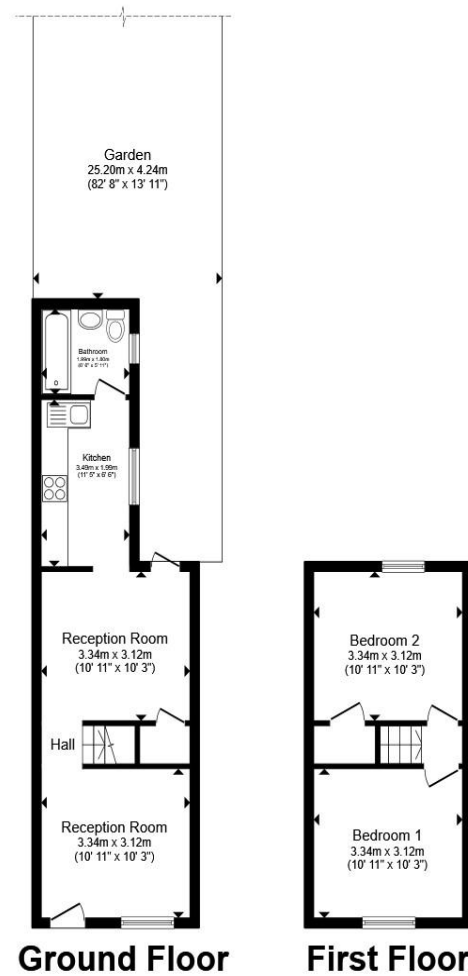
Bensham Lane, Thornton Heath

This well-presented two-bedroom terraced home offers generous living space throughout and a fantastic private garden, making it an ideal purchase for first-time buyers, families or investors alike. The ground floor comprises two bright and spacious reception rooms, providing flexible living and dining areas, perfect for both everyday living and entertaining. To the rear, there is a separate fitted kitchen with access out to the garden, along with a family bathroom. Upstairs, the property benefits from two well-proportioned double bedrooms, both offering good natural light. To the rear, the property boasts an impressive private garden, providing excellent outdoor space for relaxing, entertaining or potential extension (STPP). Further benefits include a practical layout, good storage space and scope to add value.



Situated on Bensham Lane, the property is ideally positioned for convenient access to a wide range of local amenities, transport connections and open green spaces. Thornton Heath station is within easy reach, offering direct services into London Victoria and London Bridge, making it ideal for commuters, while frequent bus routes provide excellent links to Croydon and surrounding areas. The area is well-served by a selection of local shops, supermarkets and eateries, along with nearby green spaces such as Grangewood Park, perfect for outdoor leisure. Families will also benefit from a variety of well-regarded primary and secondary schools within close proximity.

Agents Note: "Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 59.3 m² (638 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 double bedrooms
- Two spacious reception rooms
- Separate fitted kitchen
- Large private rear garden
- Scope to extend (STPP)
- Excellent transport links nearby

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

offers in excess of
£325,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH112530



Property Ref:
THH112530 - 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.

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.



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