



**Bensham Manor Road, Thornton Heath CR7 7AB**

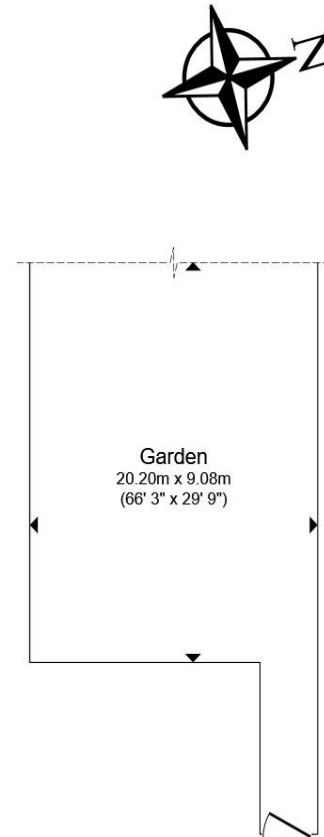
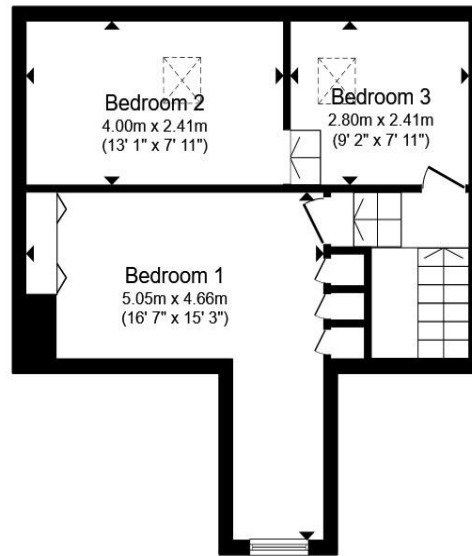
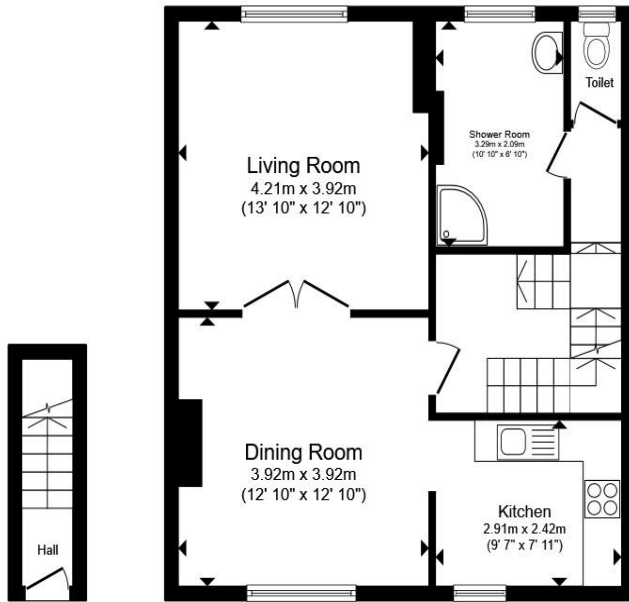


welcome to

## Bensham Manor Road, Thornton Heath

A spacious and well-arranged two-bedroom split-level flat offering generous internal accommodation, ideally suited for families or buyers seeking flexible living space. The property features a bright front reception room with excellent natural light, leading through to a separate dining room, creating an ideal layout for both everyday living and entertaining. The separate kitchen is conveniently positioned with ample worktop and storage space, providing a practical setup for modern living. A shower room with separate WC adds valuable convenience. Arranged over the upper levels, the property comprises a well-proportioned principal bedroom along with a second bedroom, which leads through to an additional room. This versatile space can be used as a third bedroom, home office, or study, depending on the buyer's needs. Externally, the property benefits from a substantial private rear garden, offering excellent outdoor space for relaxing and entertaining. Further benefits include a well-balanced split-level layout and strong potential for buyers to personalise. Situated on Bensham Manor Road, the property is conveniently located close to local amenities and Thornton Heath High Street, with excellent transport links from Thornton Heath Station providing direct services into London Victoria and London Bridge, alongside a range of bus routes. The area also benefits from nearby green spaces including Bensham Manor Recreation Ground and Grangewood Park, as well as a selection of well-regarded primary and secondary schools, making it an ideal location for families and commuters alike.





Ground Floor

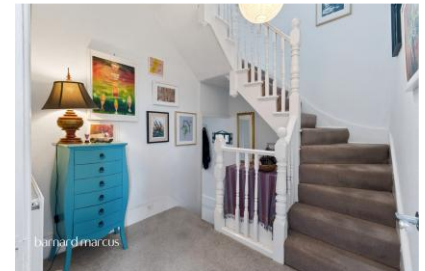
First Floor

Second Floor

Garden

Total floor area 97.5 m<sup>2</sup> (1,050 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](http://www.propertybox.io)



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## Bensham Manor Road, Thornton Heath

- Two-bedroom, split-level flat
- Two separate reception rooms
- Flexible layout with additional room ideal as bedroom, study
- Shower room and separate WC
- Generous private rear garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 04 Aug 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114822](https://www.barnardmarcus.co.uk/Property/THH114822)



Property Ref:  
THH114822 - 0004

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