

SOLD STC



Bensham Lane, CR0 2RU

2 Bedrooms, 1 Bathroom, End Terraced House

Offers In Excess Of £380,000

MARTIN&CO



Bensham Lane, CR0 2RU

2 Bedrooms, 1 Bathroom

Offers In Excess Of £380,000

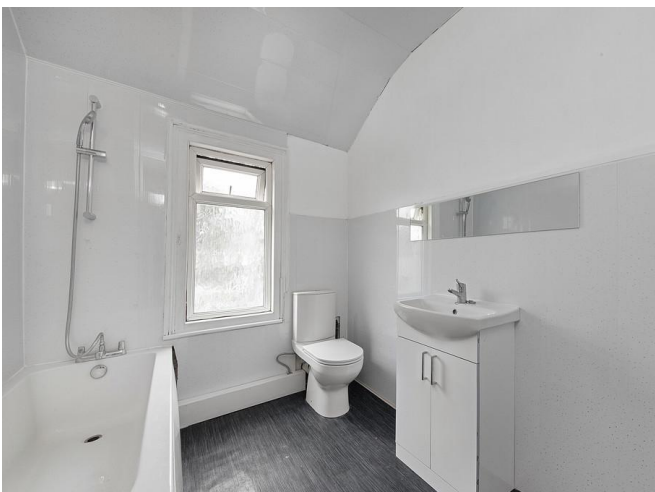
- Two Bedroom House
- End Of Terrace
- Large Reception Room
- Separate Kitchen Dinner
- Sunny Garden

Close to Mayday University Hospital and within easy reach of West Croydon Station and the town centre, this lovely family sized house would make a super first time home in our opinion.

The property comprises an entrance hall, large reception room, fitted kitchen/ Dining room, landing, two double bedrooms, family bathroom/wc. Features to note include gas heating and double glazing throughout. Externally there is a sunny garden at the rear.

Local shops and bus routes are close at hand on London Road whilst West Croydon Station provides access to mainline trains into Central London, the London Overground to Docklands and beyond and Tram-link which provides easy access to Wimbledon and the Underground network.

Available for viewings now!







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		



Bensham Lane, CR0

Approximate Gross Internal Area
Ground Floor = 42.7 sq m / 460 sq ft
First Floor = 36.6 sq m / 394 sq ft
Total = 79.3 sq m / 854 sq ft



Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.