



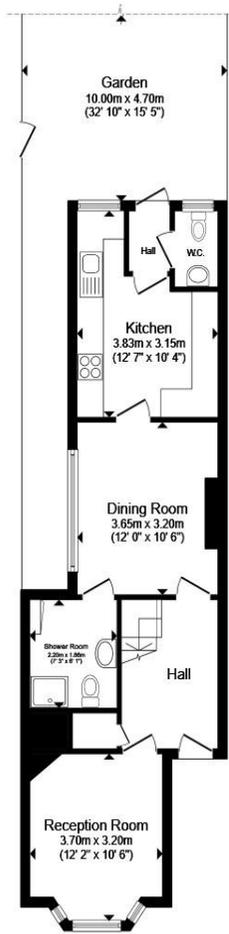
Bensham Lane, Thornton Heath CR7 7EW

welcome to

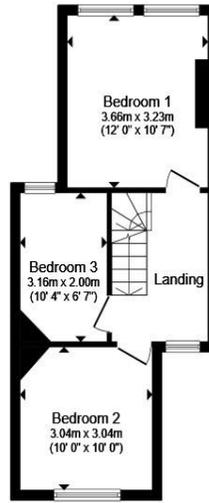
Bensham Lane, Thornton Heath

This three-bedroom mid-terrace home, offered with no onward chain, provides a fantastic opportunity for buyers looking to put their own stamp on a property. Set over three floors and measuring approximately 1,078 sq ft, it features a bay-fronted reception room, separate dining room and a kitchen leading directly to a long rear garden. The first floor offers two well-proportioned bedrooms and a family bathroom, with a further double bedroom positioned on the top floor, providing excellent flexibility for family living or home-working. With both a front and rear garden, spacious rooms and traditional layout, the property provides a great blank canvas for modernisation and enhancement. Offered with no onward chain, it holds strong potential as a family home or investment purchase. Situated in a convenient location, the property is within easy reach of Thornton Heath Station, local bus routes, shops and amenities. Green spaces such as Grangewood Park and Duppas Hill Recreation Ground are also close by, offering pleasant outdoor space.

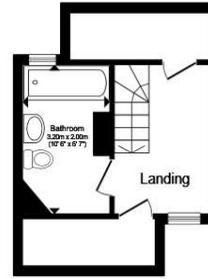




Ground Floor



First Floor



Second Floor



Total floor area 100.2 m² (1,078 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

- Three-bedroom mid-terrace home
- Set over three floors
- Front and rear garden
- Ideal blank canvas - requires cosmetic updating throughout
- No onward chain, perfect for families or investors
- Convenient location for Thornton Heath Station

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

offers in excess of
£400,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114696



Property Ref:
THH114696 - 0003

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.

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