

FOR SALE

£300,000 Freehold



224 Bensham Lane Surrey, Thornton Heath. CR7 7EP

- Two Double Bedrooms
- Lounge/Diner
- Modern Bathroom
- Large Rear Garden
- Renewed Roof
- Double Glazing
- Gas Central Heating
- Close To Transport
- No Onward Chain
- New Boiler



Kingsbury Property Services
48, High Street, Thornton Heath, CR7 8LF

0208 689 0808
response@kingsburys.com



PROPERTY DESCRIPTION

Welcome to this charming and beautifully presented two-bedroom terraced house offering an ideal blend of comfort, style, and convenience. Perfect for first-time buyers, small families, or investors, this property boasts a thoughtfully designed interior with modern amenities and a spacious layout that makes everyday living a pleasure. With no onward chain, this home is ready for you to move in and make your own without delay. Step inside to discover a welcoming lounge/diner that provides a versatile space for relaxing, entertaining, and dining. The large reception room is filled with natural light & offers ample room for both comfortable seating and a dining area, making it the heart of the home. Gas central heating ensures the space remains cosy throughout the seasons.

Both bedrooms are generously sized double rooms, providing plenty of space for rest and relaxation. Whether you need bedrooms for family, guests, or the opportunity for a home office, these rooms are adaptable to suit your lifestyle.

One of the standout features of this property is the rear garden, a private outdoor haven ideal for summer barbecues, gardening enthusiasts, or simply enjoying peaceful moments outdoors.

This home has been cared for with several important upgrades including a renewed roof, new boiler, and some double glazing, ensuring energy efficiency and peace of mind for years to come. These improvements help to reduce maintenance worries and increase comfort, providing a secure and well-maintained environment.

Situated close to excellent transport links, this property offers easy access for commuters and travellers alike.. Nearby amenities including shops, schools, hospitals, supermarkets and recreational facilities that further add to the appeal of this desirable address.

If you're seeking a stylish and well-equipped residence with no onward chain, look no further. This delightful terraced house promises a comfortable lifestyle complemented by modern finishes and a superb outdoor area. Don't miss out on the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing and experience all that this lovely home has to offer first hand.



ROOM DESCRIPTIONS

Double Glazed Front Door to:

Lounge/Diner:

21' 5" x 10' 0" (6.53m x 3.05m) Double glazed casement window to front, two radiators, understairs cupboard housing meters, cornice, downlighters, power points, solidwood flooring, stairs to first floor landing, doors to:

Kitchen:

8' 9" x 5' 1" (2.67m x 1.55m) Casement window overlooking rear garden, radiator, modern matching fitted wall & base units with laminate worktops housing single drainer sink unit with mixer tap & tiled splashback, stainless steel oven, electric hob, stainless steel cooker hood, washing machine, power points, wood flooring, part glazed door to rear garden.

Bathroom:

5' 4" x 4' 10" (1.63m x 1.47m) Frosted casement window to rear, modern matching white suite comprising of panelled bath with mixer tap, shower attachment & tile splashback, pedestal washhand basin with mixer tap, tiled splashback.

First Floor Landing:

Doors to:

Bedroom 1:

10' 2" x 10' 0" (3.10m x 3.05m) Double glazed casement window to front, double radiator, coved cornice, power points, fitted carpet.

Bedroom 2:

Double glazed casement window overlooking rear garden, radiator, cupboard housing new gas combination boiler, ornate cornice, dado rail, power points, fitted carpet.

Rear Garden:

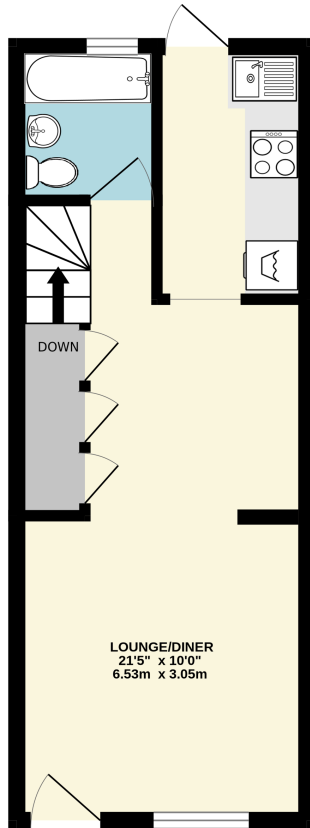
42' 0" x 10' 0" (12.80m x 3.05m) Patio area, laid to lawn, rose bushes.



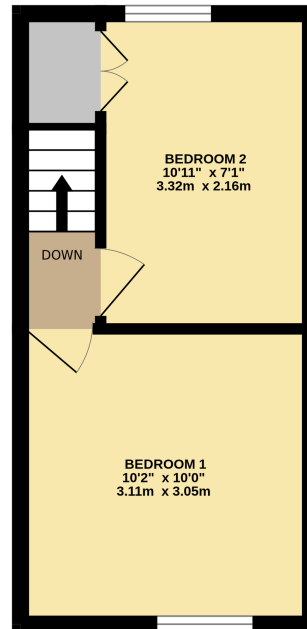
FLOORPLAN



GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA: 477 sq.ft. (44.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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