

FOR SALE

£625,000 Freehold



94 Bensham Manor Road, Thornton Heath, Surrey. CR7 7AU

- 4/5 Bedroom Semi
- Two Large Reception Rooms
- Big Kitchen/Breakfast Room.
- Cloakroom
- Two Bathrooms
- Huge Rear Garden
- Parking For 2 Cars
- Double Glazing
- Gas Central Heating
- Close To Station



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PROPERTY DESCRIPTION

An exceptionally spacious four/five bedroom Victorian semi detached family house in an ever popular & wide residential road within a five minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, leisure centre, doctors surgery & well regarded schools. This beautiful Victorian residence has been well maintained & much improved by the present owners to include a renewed roof, double glazing, rewiring & replastering throughout. Benefits include plenty of character features, high ceilings, parking for two cars, a huge rear garden, a big fitted kitchen/breakfast room, a cloakroom, ensuite shower & bathroom. The property has potential to extend extensively & could also be split into three separate apartments. Highly Recommended !



ROOM DESCRIPTIONS

Large Front Garden

Blocked paved off street parking for two cars, gated side access, part glazed door to:

Porch

Original half tiled walls, part glazed front door to:

Entrance Hall:

Picture window, coved cornice, down lighters, corbels, radiator, dado rail, smoke alarm, power points, under stairs cupboard, laminate flooring, stairs with ornate balustrade to mezzanine landing, doors to:

Cloakroom:

air extractor, radiator, modern white suite comprising of wall mounted wash hand basin with tile splash back, dual flush wc, ceramic tiled floor.

Lounge:

15' 10" x 12' 10" (4.83m x 3.91m) Double glazed casement windows into splay bay, double radiator, centre rose, ornate cornice, wall lights, power points, laminate flooring, glazed double doors to:

Dining Room:

13' 0" x 11' 2" (3.96m x 3.40m) Double glazed casement window to the rear, radiator, centre rose, ornate cornice, power points, laminate flooring, double glazed French doors to rear garden.

Large Kitchen/Breakfast Room:

19' 0" x 11' 0" (5.79m x 3.35m) Dual aspect double glazed casement window overlooking the rear garden, radiator, plenty of matching fitted wall & base units with laminate work tops housing single drainer one & half bowl sink unit with mixer tap & tile splash back, stainless steel gas hob, stainless steel oven, stainless steel cooker hood, plumbed for washing machine, gas combination boiler, down lighters, power points, ceramic tiled floor, double glazed door to the rear garden.

Mezzanine Landing:

entrance to small loft, laminate flooring, power points, stairs with ornate balustrade to first floor landing, doors to:

Bedroom 4:

10' 8" x 9' 10" (3.25m x 3.00m) Double glazed casement window over looking the rear garden, radiator, cast iron feature fireplace, fitted wardrobe, power points, laminate flooring.

Large Bathroom:

8' 4" x 7' 7" (2.54m x 2.31m) frosted double glazed casement windows to side, fully tiled walls, modern matching white suite comprising of panel bath with mixer tap, shower attachment & shower screen, vanity unit housing wash hand basin with mixer tap, dual flush wc, ceramic tiled floor, air extractor.

First Floor Landing

Dado rail, laminate flooring, stairs with ornate balustrade to second floor landing, doors to:

Bedroom 2:

17' 1" x 16' 10" (5.21m x 5.13m) Double glazed casement windows into splay bay, radiator, original cast iron feature fire place with tiled surround & marble mantelpiece, cornice, fitted wardrobes, power points, laminate flooring.

Bedroom 3:

12' 10" x 11' 2" (3.91m x 3.40m) Double glazed casement window over looking rear garden, radiator, cast iron feature fireplace with tiled surround, cornice, fitted wardrobe, power points, laminate flooring.

Second Floor Landing

Sky light, ornate balustrade, door to:

Bedroom 1:

26' 10" x 10' 5" (8.18m x 3.17m) Double glazed casement windows to front & rear, radiator, fitted wardrobes, downlighters, power points, laminate flooring, door to:

En Suite Shower Room:

9' 6" x 5' 6" (2.90m x 1.68m) air extractor, down lighters, double radiator, white suite comprising of shower unit, pedestal wash hand basin with tile splash back, dual flush wc, ceramic tiled floor.

Rear Garden:

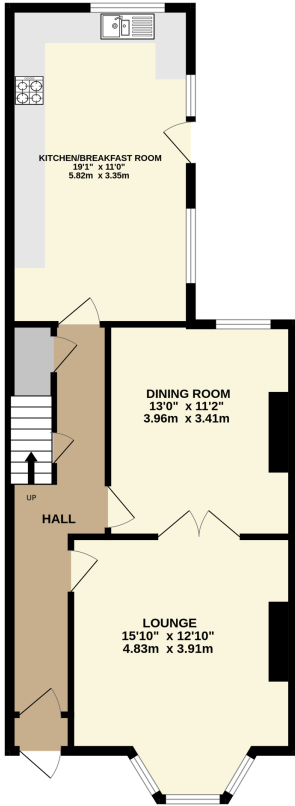
120ft Approx: Patio area, grass, gated side access.



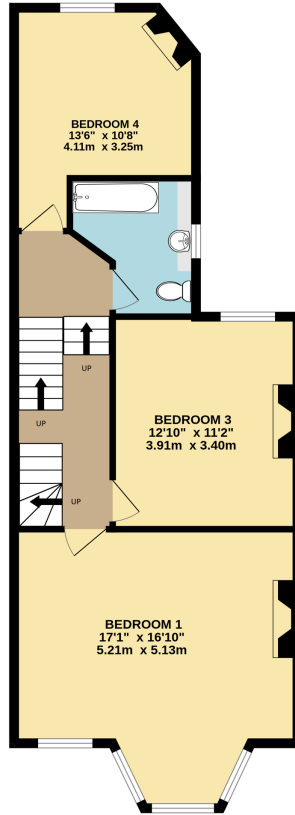
FLOORPLAN & EPC



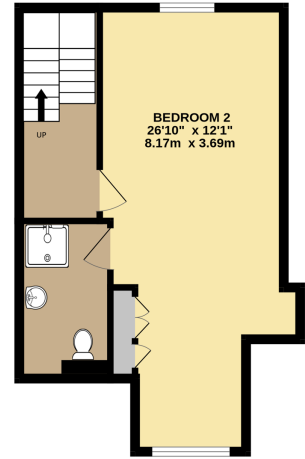
GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



FIRST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



SECOND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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