



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

- Four Bedrooms
- Kitchen/Breakfast Room
- Bathroom
- Double Glazing
- Gas Central Heating
- Close to Train and Buses
- High Ceilings
- Living Room
- Own 60ft Rear Garden



PROPERTY DESCRIPTION

Situated in a much favoured residential road within a 3-10 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, library, doctors' surgery and well regarded schools. This four bedroom split level maisonette benefits from good size rooms with plenty of natural light throughout and own 60ft rear garden. Rarely available. Must be seen.



ROOM DESCRIPTIONS

Front Garden

Block paved off street parking, original tiled path to double glazed front door to:

Storm Porch

Half tiled walls, part glazed front door to:

Communal Entrance Hall

Front door to:

Entrance Hall

Stairs to first floor landing, mezzanine landing, fitted carpet, stairs with balustrade to:

First Floor Landing

Doors to:

Kitchen/Breakfast Room

10' 10" x 10' 3" (3.30m x 3.12m)

Double glazed casement window overlooking rear garden, radiator, fitted wall and base units with laminate worktops housing single drainer stainless steel oven with mixer tap and tiled splashback, plumbing for washing machine, gas cooker, power points, ceramic tiled floor.

Bathroom

Frosted double glazed casement window to side, three-quarter tiled walls, modern matching white suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, air extractor.

Separate WC

Frosted double glazed casement window, half tiled walls, low flush wc.

First Floor Landing

Power point, laminate flooring, stairs to second floor landing, doors to:

Lounge

15' 9" x 10' 2" (4.80m x 3.10m)

Double glazed casement window into splay bay, double radiator, ornate cornice, picture rail, power points, laminate flooring.

Bedroom 1

12' 11" x 11' 1" (3.94m x 3.38m)

Double glazed casement window overlooking rear garden, radiator, cornice, picture rail, power points, laminate flooring.

Bedroom 4

12' 11" x 6' 5" (3.94m x 1.96m)

Double glazed casement window to front, radiator, cornice, picture rail, power points, laminate flooring.

Second Floor Landing

Double glazed Velux windows, fitted cupboard, laminate flooring, doors to:

Bedroom 2

16' 3" x 16' 1" (4.95m x 4.90m) into eaves

Double glazed Velux window, double radiator, laminate flooring, power points.

Bedroom 3

10' 5" x 10' 1" (3.17m x 3.07m) into eaves

Double glazed casement window overlooking rear garden, radiator, power points, laminate flooring.

Own Rear Garden

Approx.60ft. Blackberries.



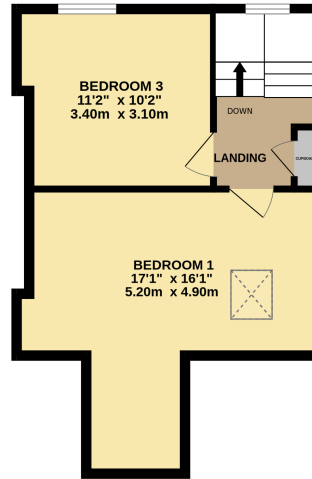
FLOORPLAN & EPC



FIRST FLOOR
624 sq.ft. (57.9 sq.m.) approx.



SECOND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Head Office
48, High Street, Thornton Heath, CR7 8LF
0208 689 0808
response@kingsburys.com