



## Flat 6, 56 Willow Court, Bensham Manor Road, Thornton Heath, Surrey. CR7 7AB

- One Double Bedroom
- Large Lounge/Diner
- Fitted Kitchen
- Modern Bathroom
- Communal Garden
- Off Street Parking
- Double Glazing
- Gas Central Heating
- Laminate Flooring



## PROPERTY DESCRIPTION

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Situated in a quiet and very popular residential road within a 2-7 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Leisure Centre and library. This well presented one bedroom first floor apartment offers exceptionally spacious accommodation with plenty of natural light throughout. Other benefits include a fitted kitchen, modern bathroom, double glazing, gas central heating, close to the station, vacant.





## ROOM DESCRIPTIONS

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### **Communal Front Garden**

Laid to lawn, mature trees, automatic gates to off street parking, path to glazed communal front door to:

### **Communal Entrance Hall**

Stairs to:

### **First Floor Landing**

Front door to:

### **Entrance Hall**

Entryphone, radiator, two deep storage cupboards, power point, laminate flooring, doors to:

### **Lounge/Diner**

020' 9" x 11' 5" (6.32m x 3.48m)

Double glazed casement windows into splay bay, two radiators, phone point, power points, laminate flooring, through to:

### **Kitchen**

7' 8" x 6' 4" (2.34m x 1.93m)

Modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, oven, gas hob, cooker hood, washing machine, fridge/freezer, gas combination boiler, spotlights, power points, ceramic tiled floor.

### **Bedroom 1**

14' 10" x 9' 9" (4.52m x 2.97m)

Double glazed casement windows to front, radiator, power points, laminate flooring.

### **Bathroom**

6' 10" x 6' 0" (2.08m x 1.83m)

Air extractor, radiator, modern matching white suite comprising panel bath with mixer tap, shower attachment, shower screen and tiled splashback, vanity unit housing wash hand basin with mixer tap, tiled splashback and medicine cabinet above, dual flush wc, ceramic tiled floor.

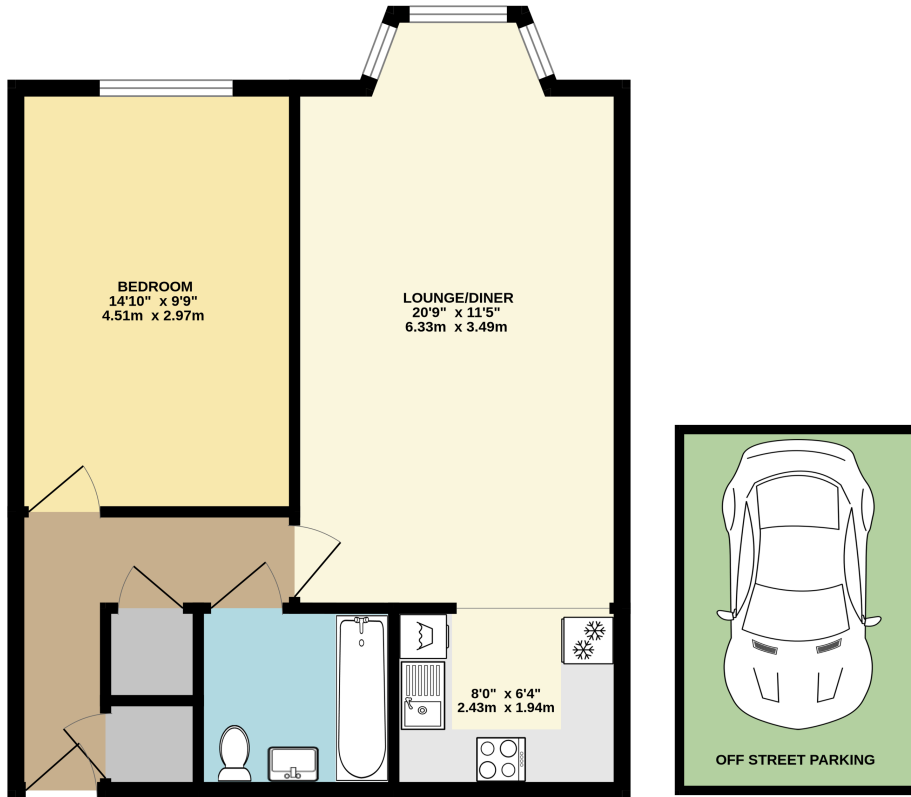
### **Large Communal Rear Garden**

Laid to lawn, bin area, path to:

### **Off Street Parking**




FIRST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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