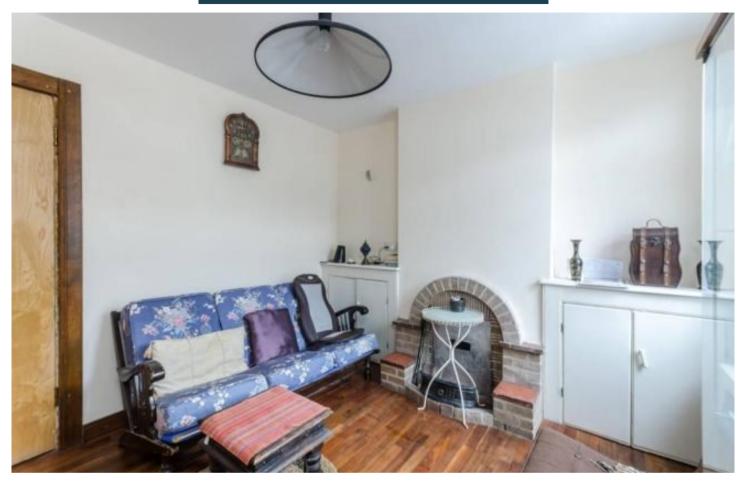
Truuli





258 Bensham Lane, Thornton Heath, Surrey, CR7 7EP £279,950 Freehold

- Sought after location
- Excellent transport links
- Two Bedrooms

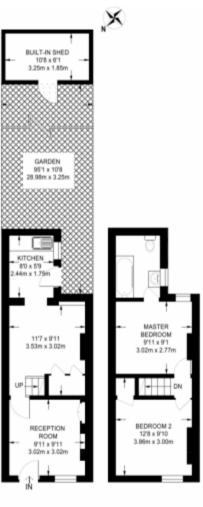
- Scope to extend (STPP)
- No onward chain
- Good order throughtout

2, Lansdowne Road, Croydon, Surrey, CR9 2ER Tel: 0330 043 0002 Email: save@truuli.co.uk Web: www.truuli.co.uk

258 Bensham Lane, Thornton Heath, Surrey, CR7 7EP

£279,950 Freehold

Offered to the market chain free, is this two bedroom home situated on Bensham Lane, Thornton Heath. Offering excellent transport links with Thornton Heath train station in close proximity, the property is also close by to an abundance of local amenities including the large Tesco supermarket, Costa coffee and Thornton Heath Leisure centre. Providing a generous garden which offers potential for extension, subject to planning, the property briefly comprises; reception room with laminate flooring, kitchen, bathroom and two bedrooms. This property is ideal for a buy to let investor or a couple making their first venture into the property market.



GROUND FLOOR 273 SQ FT / 25.4 SQ M FIRST FLOOR 270 SQ FT / 25.1 SQ M

SHED 66 SQ FT / 6.1 SQ M

> APPROXIMATE GROSS INTERNAL AREA 609 SQ FT / 56.6 SQ M

Energy Efficiency Rating			Environme	ntal Impact (C	O_2 Rati	ig-
(92 to 100) A (81 to 91) B (69 to 80) C (65 to 68) D (39 to 54) E	Current	Potential 89	Very environmentally (92 to 100) (A) (81 to 91) (69 to 80) (55 to 68) (39 to 54)	friendly - lower CO ₂ emiss B C D E	Current	90
(21 to 38) F (1 to 20) C Not energy efficient - higher running costs			(21 to 38) (1 to 20) Not environmentally	Fiendly - higher CO, emiss	G	

