

Truuli



Bensham Lane, Thornton Heath, Surrey, CR7

£250,000 Leasehold

- Split level
- Kitchen/breakfast room
- Close proximity to all local transport and amenities
- Chain free
- New lease will be granted
- First floor conversion

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 430 002

Email: save@truuli.co.uk Web: www.truuli.co.uk

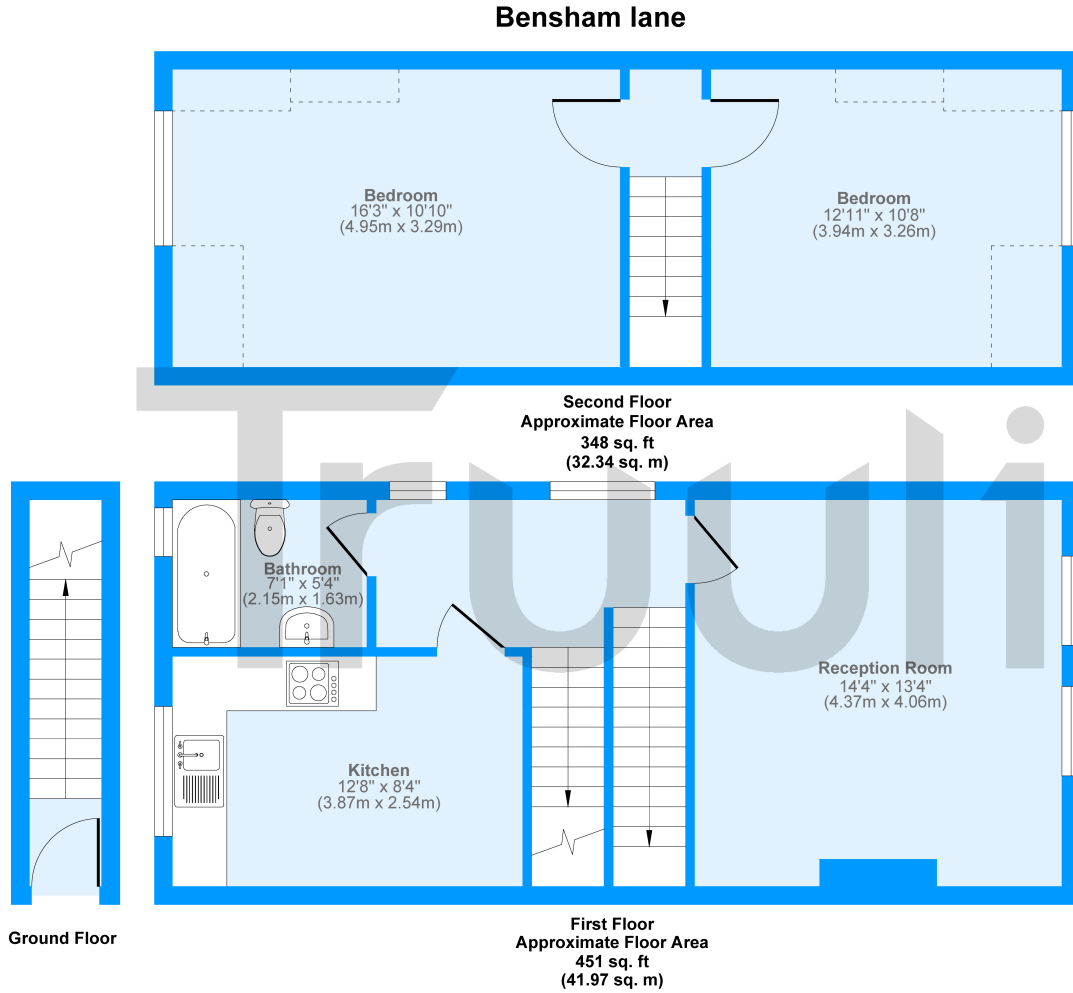
Bensham Lane, Thornton Heath, Surrey, CR7

£250,000 Leasehold

** GUIDE PRICE £250,000 - £265,000 ** We are pleased to present to the open market, this first floor split level maisonette located on Bensham Lane Thornton Heath.

Benefiting from having your own front door you go to the first floor where there is a large kitchen breakfast room, family bathroom and spacious living room. On the second floor there are two double bedroom. There are lovely large windows throughout the property, allowing an abundance of natural light into your home.

Bensham Lane is a short walk to all local transport and amenities, including the local library, Train station that is 0.3 miles away approx. Thornton Heath high street is going through some major regeneration with a new Costa Coffee and many new shops coming to the area. Further benefits include being nearly 800 sq ft.



Approx. Gross Internal Floor Area 799 sq. ft / 74.31 sq. m

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs																															
Very environmentally friendly - lower CO ₂ emissions																															
<table border="1"> <tr><td>(92 to 100)</td><td>A</td></tr> <tr><td>(81 to 91)</td><td>B</td></tr> <tr><td>(69 to 80)</td><td>C</td></tr> <tr><td>(55 to 68)</td><td>D</td></tr> <tr><td>(39 to 54)</td><td>E</td></tr> <tr><td>(21 to 38)</td><td>F</td></tr> <tr><td>(1 to 20)</td><td>G</td></tr> </table>		(92 to 100)	A	(81 to 91)	B	(69 to 80)	C	(55 to 68)	D	(39 to 54)	E	(21 to 38)	F	(1 to 20)	G	<table border="1"> <tr><td>(92 to 100)</td><td>A</td></tr> <tr><td>(81 to 91)</td><td>B</td></tr> <tr><td>(69 to 80)</td><td>C</td></tr> <tr><td>(55 to 68)</td><td>D</td></tr> <tr><td>(39 to 54)</td><td>E</td></tr> <tr><td>(21 to 38)</td><td>F</td></tr> <tr><td>(1 to 20)</td><td>G</td></tr> </table>		(92 to 100)	A	(81 to 91)	B	(69 to 80)	C	(55 to 68)	D	(39 to 54)	E	(21 to 38)	F	(1 to 20)	G
(92 to 100)	A																														
(81 to 91)	B																														
(69 to 80)	C																														
(55 to 68)	D																														
(39 to 54)	E																														
(21 to 38)	F																														
(1 to 20)	G																														
(92 to 100)	A																														
(81 to 91)	B																														
(69 to 80)	C																														
(55 to 68)	D																														
(39 to 54)	E																														
(21 to 38)	F																														
(1 to 20)	G																														
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions																													
<table border="1"> <tr><td>54</td></tr> <tr><td>61</td></tr> </table>		54	61	<table border="1"> <tr><td>47</td></tr> <tr><td>55</td></tr> </table>		47	55																								
54																															
61																															
47																															
55																															
England, Wales & N.Ireland EU Directive 2002/91/EC		England, Wales & N.Ireland EU Directive 2002/91/EC																													

