

Truuli



Bensham Manor Road, Thornton Heath, Surrey, CR7

£350,000 Share of Freehold

- Well presented throughout
- Off street parking space
- Close proximity to all local transport and amenities
- Your own front door
- Separate WC
- Cellar ideal for storage
- Sun trapped garden

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

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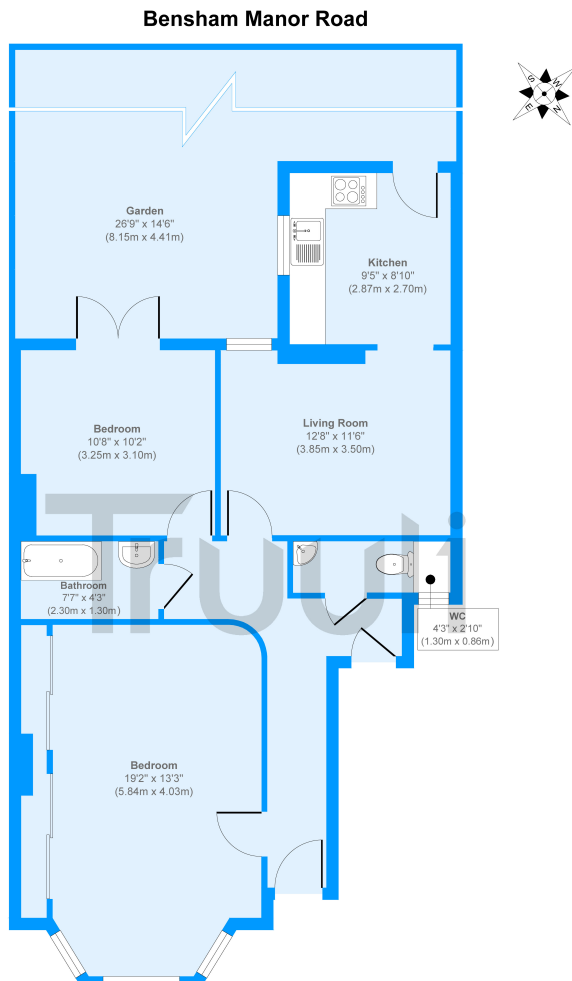
** Vendors comments ** "This has been our home for the past six years.

A labour of love, we've seen the property transform from a tired-looking tenancy to a warm, homely, family flat. With two large, double bedrooms, a cosy lounge and a glorious, sun-trapped garden, it's a great place to wind down, spend time with loved ones or entertain friends. We're proud of the effort we put into improving our home. The master-bedroom is the jewel in the crown. Its huge, bespoke, floor-to-ceiling wardrobe (complete with cheeky, hidden TV point!) offers storage galore. With shoe-racks, hanger space and multiple cupboards, you'll find a discreet way to keep everything from ironing boards to suitcases. We love our garden and replanted it from scratch. It's size and versatility allowed for barbecues, parties, sun-downer drinks and served as a playground for our son.

It's beginning to mature now and the roses, peonies and hydrangeas look spectacular in bloom. You'll inherit a great outside space - and one you can still put your stamp on.

Looking for extras? There's space for off-street parking, a secure bicycle stand and there's even a cellar with lighting & power points beneath the hall. It's fully tanked, so a useful place for storage.

We kept a second freezer down there." We love the local area - so much so, we won't be moving far! There are some great cafes and restaurants. Pubs and parks (including the beloved Grangewood Park) are just a short walk away and transport links are brilliant too... Croydon's on your doorstep and you can get to Victoria, Gatwick and London Bridge in less than 30 minutes each.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
	64		69
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Wales & N.Ireland		England, Wales & N.Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

