

# Truuli



## Bensham Lane, Thornton Heath, Surrey, CR7

£350,000 Freehold

- Outhouse in the garden
- Well maintained and modern decor throughout
- Close proximity to all local amenities and transportation
- Upstairs family bathroom plus shower room downstairs
- Newly refurbished kitchen and bathroom
- Large rear garden

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

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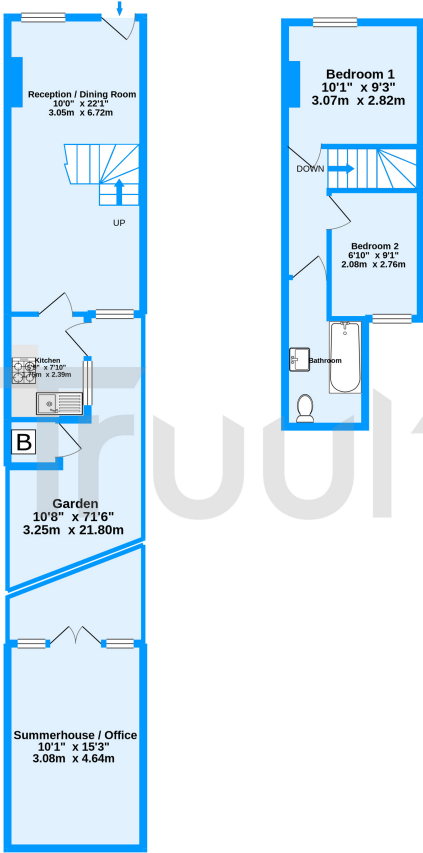
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\*\*\*Vendors comments\*\*\* "From the first time we walked through the front door, we just knew this was the perfect home for us. We immediately fell in love with the big garden, and we have hosted many barbecues here over the last four years. Our son loves to observe the cats and birds passing through the garden, and the occasional fox, picking blackberries from the neighbour's plants and looking for worms. We moved here as a newly married couple; we've since added two little boys to the family and had many special moments with them in this house. Last year we renovated both the kitchen and the bathroom, maximising the space to ensure it works for modern living and adding light and colour. We love the summer house at the end of the garden, cosy, wired for the internet and with electricity. We currently use it as a home office and it has been brilliant to have a spacious space to work from home which is separate from the house, for a division between work and home time. Our neighbours are also very friendly, and we help each other when needed. Especially during the various lockdowns, this house has been our little haven. The area is great for a young family; there are parks and small playgrounds just a short walk away, and a couple of great primary schools and nurseries nearby. There are many baby classes and activities for kids, including a leisure centre just 10 minutes away. West and East Croydon are just a short walk away, and they offer plenty of cafes, restaurants and shops (including a Boxpark), which is great when you're feeling lazy and you want to get a take away for dinner. We often go to Crystal Palace, Streatham and Balham for walks in the park and brunch. Transport links to south and central London, and Gatwick airport are amazing. We have been very happy in our home and have loved living here, but we now need more space for our growing family".

Ground Floor  
433 sq.ft. (40.2 sq.m.) approx.

1st Floor  
267 sq.ft. (24.9 sq.m.) approx.



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TOTAL FLOOR AREA: 700 sq.ft. (65.1 sq.m.) approx.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Predicted
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>		(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>		(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>		(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>		(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>		(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>		(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>		(1 to 20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>83</b>		<b>0</b>
	<b>59</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

