

Truuli



Bensham Lane, Thornton Heath, Surrey, CR7 7EW

£450,000 Freehold

- Attractive three-bedroom Victorian home
- Beautifully renovated throughout
- Plantation shutters to front windows
- Original Victorian fireplace and cornices
- New boiler fitted recently
- Stunning dual-aspect kitchen/diner
- Spacious dual-aspect living room
- Tranquil, low-maintenance garden with patio
- Large brick-built shed offering excellent storage

• New roof installed in 2025

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£450,000 Freehold

Located on the ever-popular Bensham Lane, this beautifully renovated Victorian home offers exceptional convenience, with bus stops, local shops, GP surgeries, Croydon University Hospital and train stations all within easy walking distance.

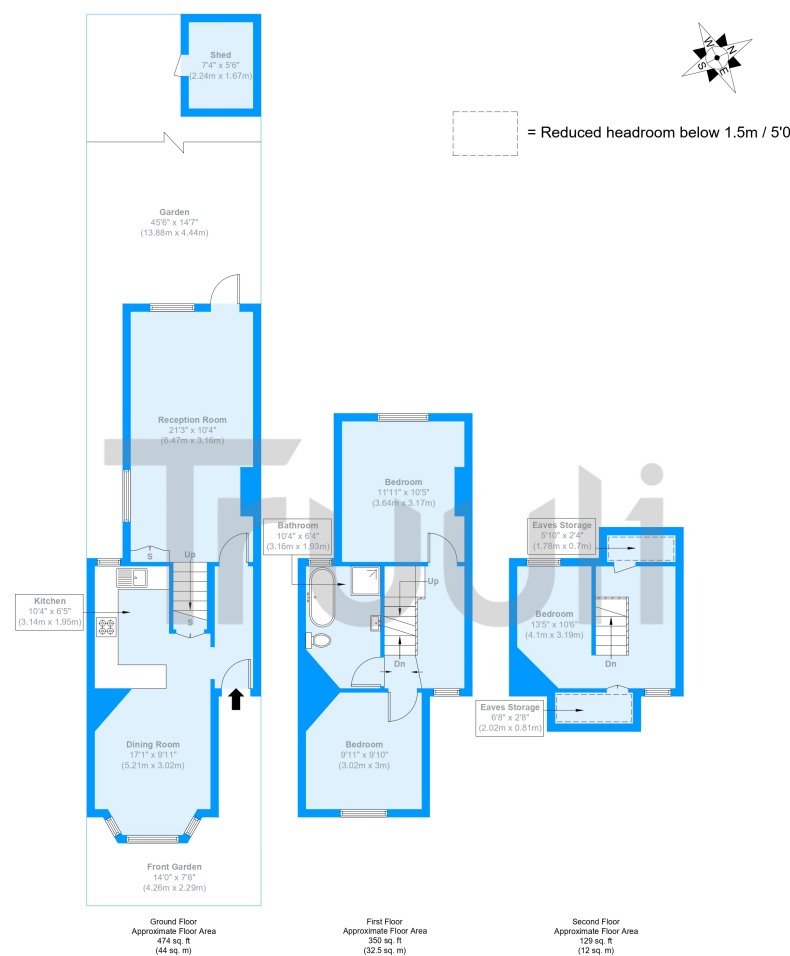
The property has wonderful curb appeal and blends original Victorian character with modern upgrades. Plantation shutters frame the front windows, oak flooring runs through the ground floor and the décor is stylish throughout.

Major renovation to the property include a new roof in 2025, new boiler and new carpets in 2026. A newly created hallway leads into the impressive dual-aspect kitchen/diner, featuring glossy white cabinetry, integrated appliances, black granite worktops and a charming bay window with the original fireplace and cornices. The dual-aspect living room is spacious and inviting, centred around a large log burner that creates a warm, cosy atmosphere.

Double doors open onto a tranquil, low-maintenance garden with patio, artificial lawn, mature borders and a large brick-built shed. Upstairs, two generous bedrooms and a Victorian-style bathroom await, while the top floor has been opened into a versatile dressing and office space, easily reinstated as a third bedroom.

Green spaces, parks and schools are close by and the area benefits from resident-permit parking.

Bensham Lane



Approximate Gross Internal Area = 88.5 sq m / 953 sq ft
= 2.9 sq m / 31 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	70	81
England, Scotland & Wales		
EU Directive 2002/91/EC		

