



Located on the popular Bensham Lane, this attractive Victorian family home has been refurbished and improved by the current owners over the years, creating a comfortable and practical property that is ready to move into.

The property briefly comprises an entrance hall with the two reception areas positioned either side. To the front is the main living room, while to the rear is a versatile breakfast room/dining room.

The ground floor also benefits from a fitted kitchen, a useful utility/cupboard area with plumbing for a washing machine, and a downstairs cloakroom. A door from the ground floor provides direct access to the approximately 45 ft rear garden, which has been designed to be easy to maintain.

A staircase from the entrance hall leads to the first floor, where there are two bedrooms and the family bathroom. A further staircase leads to the second floor, providing an additional bedroom.

The property is offered to the market with no onward chain, making it particularly appealing to buyers looking to move quickly without the complications of an onward purchase.

Bensham Lane is a popular residential road with a range of local amenities close by. Local shops and bus stops are within walking distance, while nearby train stations provide convenient access towards Central London, making the property well suited to commuters.

The property is also conveniently located for Croydon University Hospital, local GP surgeries, schools, parks, and green spaces.

Situated within a permit parking residential area, the property combines a convenient location with a well-proportioned Victorian family home and a generous rear garden.
Internal viewing is highly recommended.

Contact Robert Vincent Estate Agents to arrange your viewing

Council Tax Band: C (London Borough of Croydon)

Tenure: Freehold

Parking options: On Street

Garden details: Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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		
England & Wales		
		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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