



**Thornton Heath**

**£425,000**

*An excellent opportunity to purchase this larger than average three bedroom 1930's family home requiring modernisation. Benefits include two reception rooms, upstairs bathroom, gas central heating and vacant possession.*

- **Three bedrooms**
- **Two receptions**
- **Gas central heating**
- **Upstairs bathroom**
- **Vacant possession**
- **Great potential**
- **Requires modernisation**

# Thornton Heath

**Entrance Hall**



**Lounge 16'10" x 12'10" (5.14 x 3.92)**



**Dining Room 14'0" x 11'10" (4.29 x 3.62)**



**Kitchen 9'10" x 7'10" (3 x 2.4)**



**Landing**



**Bedroom 1 16'7" x 12'10" (5.06 x 3.92)**



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**Bedroom 2 14'0" x 12'10" (4.27 x 3.92)**



**Bedroom 3 10'0" x 6'10" (3.06 x 2.10)**



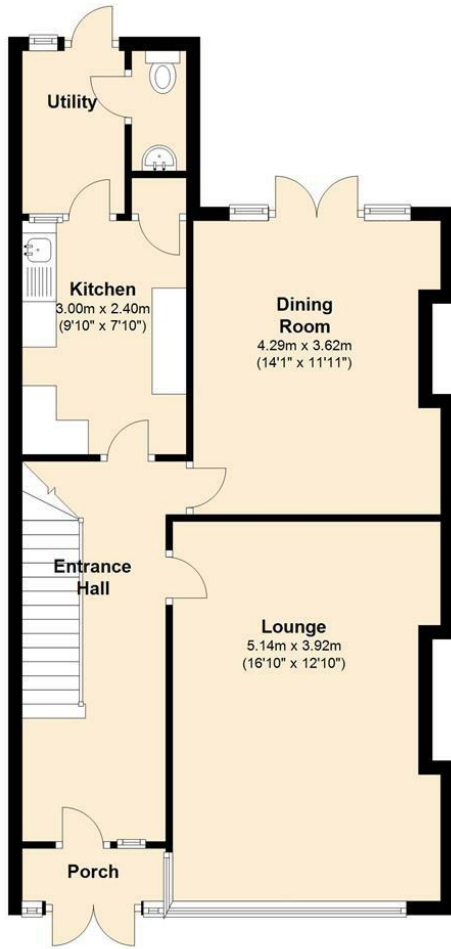
**Bathroom**



**Garden**



### Ground Floor



### First Floor



This plan is for guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		57	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		49	68
EU Directive 2002/91/EC			

