



***Headcorn Road, Thornton Heath***

***Offers over £400,000***

*Welcome to this charming 3-bedroom house located on Headcorn Road. This property boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. Although this house requires modernisation throughout, it presents a wonderful opportunity for you to unleash your creativity and design the home of your dreams. The best part? This property comes with no onward chain, making the buying process smooth and hassle-free. Contact us today to arrange a viewing and take the first step towards making this house your own.*

*EPC Rating: TBA*

*Council tax band: E*

# Thornton Heath

Hall

Kitchen 11'9" x 9'10" (3.60 x 3.00)



Reception 1 14'1" x 12'1" (4.30 x 3.70)

Kitchen additional aspect



Reception 2 13'5" x 12'1" (4.10 x 3.70)

Sun Room 6'6" x 6'2" (2.0 x 1.90)



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Bedroom 1 18'0" x 12'1" (5.50 x 3.70)



Bathroom



Bedroom 2 13'1" x 12'5" (4.00 x 3.80)



WC



Bedroom 3 9'10" x 6'2" (3.00 x 1.90)



Back

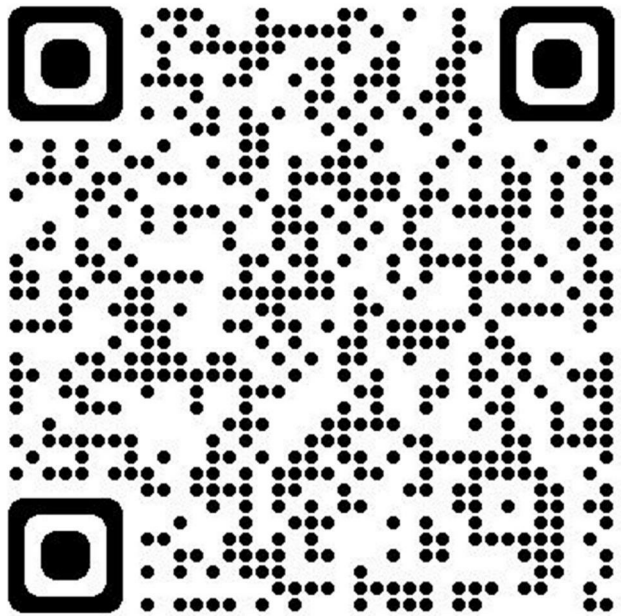


# Thornton Heath

## Garden



## Buyers Guide





GROUND FLOOR  
696 sq.ft. (63.7 sq.m.) approx.

1ST FLOOR  
618 sq.ft. (57.5 sq.m.) approx.

TOTAL FLOOR AREA : 1304 sq.ft. (121.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

