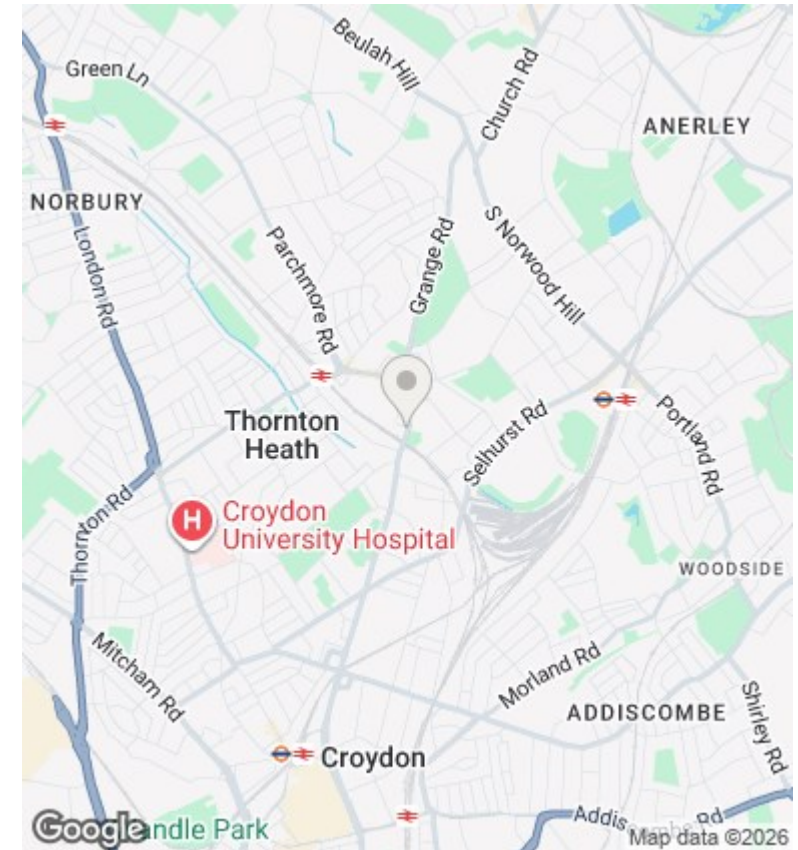
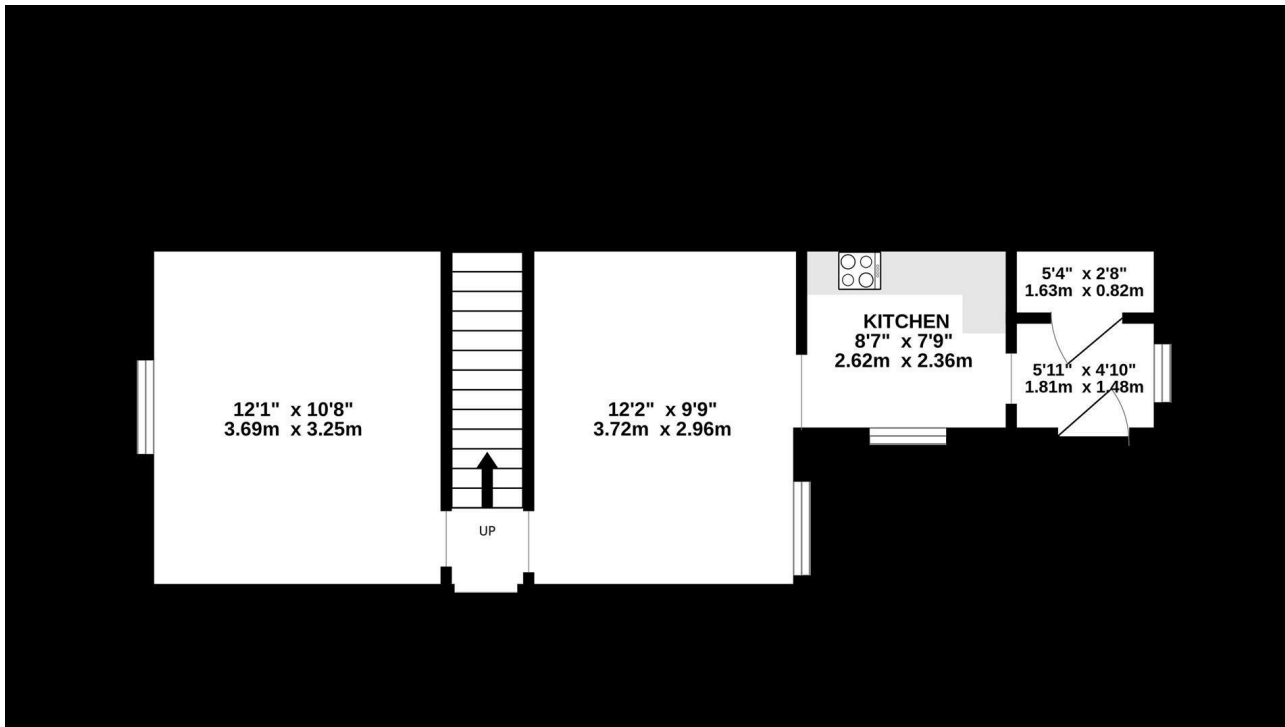




## 1 Zion Place, Thornton Heath, CR7 8RR

Guide Price £350,000

- Two bedroom semi-detached house
- Fitted kitchen
- Two bedrooms upstairs
- Ideal for first-time buyers, investors, or buyers looking to add value
- Excellent potential for modernisation
- Downstairs WC
- Upstairs family bathroom
- Two reception rooms
- Separate utility area
- Private garden



### Directions

### Viewings

Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

### Council Tax Band

C

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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	