



Mc. MONOCHROME | HOMES

48 Homefield Road, Coulsdon, CR5 1FG
Guide price £625,000

PROPERTY SUMMARY

OVERVIEW

Monochrome Homes X Family Spaces Developments collaborate to bring to the market a collection of eco friendly detached homes. Finished to impeccable standards these properties all benefit from private gardens and allocated parking.

Accommodation

Welcome to Melville-Lee Gardens, an exclusive development of architecturally stunning homes nestled in a peaceful private close on the northern fringes of Coulsdon Common. With just three homes now available, this development offers a truly exceptional living experience.

- **Luxury new development:** This exclusive collection of modern-green detached homes offers a contemporary living experience within a tranquil setting.
- **Award-winning architecture:** These homes are the vision of an award-winning architect, showcasing exquisite design and attention to detail.
- **Visual appeal:** From the hand-crafted curved brickwork to the aluminum roofs and façades with 40-year guarantees, these homes make a striking impression. The complementary 'Schüko' Planitherm windows add to their charm

- **Charge station:** The property is equipped with a convenient charge station, ensuring hassle-free recharging of your electric vehicle.
- **Off-street parking:** Enjoy the convenience of two dedicated off-street parking spaces, providing secure and convenient parking for your vehicles.
- **Green Heating & Power:** The property incorporates eco-friendly heating and power solutions, significantly reducing your carbon emissions and lowering energy costs. With an EPC* rating of £631 per year, sustainability and affordability go hand in hand.

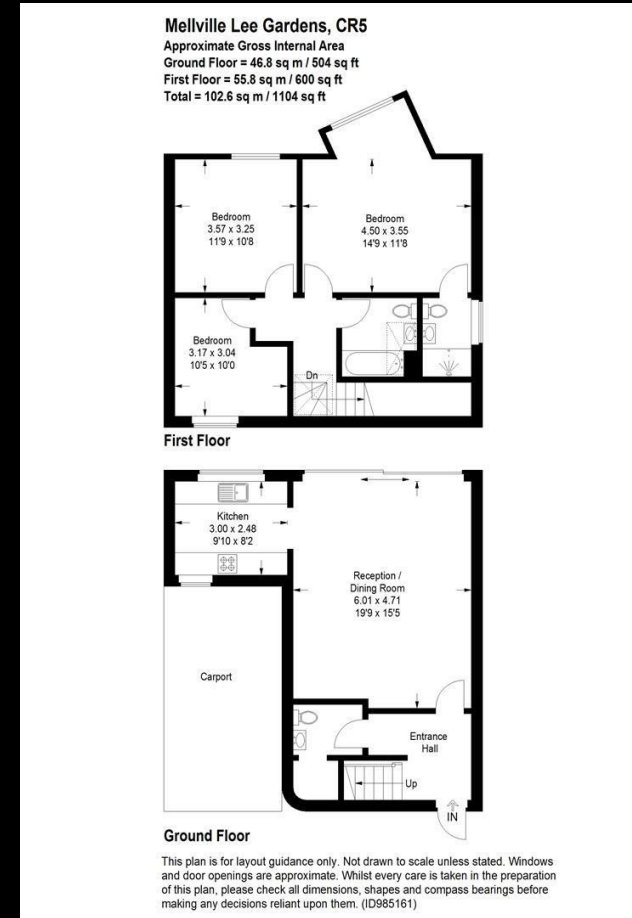
- **Energy-efficient and green:** The properties have been thoughtfully designed to incorporate eco-friendly heating and power solutions, significantly reducing your carbon emissions and lowering energy costs. They feature air source heat pumps, underfloor heating, and fan-assisted radiators. Each property is equipped with a 'Tesla' EV charge point, ensuring eco-friendly living. The B+ 83 **EPC rated report shows the cost per year to be £631 per year compared with the average D rating of similar size properties with costs of £1,867 per year, which is over a 60% savings.

- **10 Year NHBC Warranty:** Rest easy with the peace of mind that comes with a 10-year NHBC warranty, providing comprehensive coverage for the property's structural integrity.

Green Living Bonus

Don't miss out on the opportunity to own this exceptional modern-green home with a charge station, off-street parking, and the assurance of a 10-year NHBC warranty.

Contact us today to arrange a viewing or to learn more about this remarkable property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		95
(81-91) B			(81-91) B	83	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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