



31 Caterham Drive

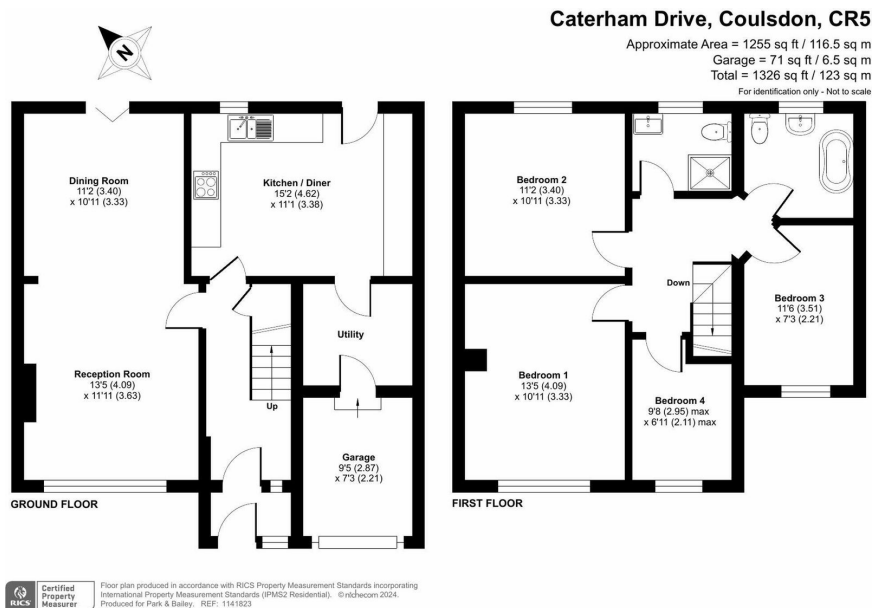
Guide Price £590,000

4 2 2



We are delighted to offer, for sale, this four bedroom semi detached home presented in excellent condition being situated in a convenient but well established no through road location leading to the green belt of Coulsdon Common. Benefits include; spacious through lounge/dining room, well appointed kitchen breakfast room, utility room, four bedrooms, a bathroom and a shower room. There is a wide street driveway providing ample off street parking. The attractive garden has a wonderful outdoor dining area including a brick BBQ & clay oven. Viewing highly recommended.





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © John Brown Mark Youll. Produced for Park & Bailey. REF: 1141823

- Four bedrooms
- Bathroom and a shower room
- Kitchen/Breakfast Room
- Gas Central Heating
- Driveway & Garage
- Spacious Lounge/ Dining Room
- Excellent Decorative Condition
- Double Glazing
- Utility Room
- Cul-de-Sac location



Energy performance certificate (EPC)																																		
31 Caterham Drive COULSDON CR5 1AP	Energy rating C	Valid until: 15 June 2034 Certificate number: 9646-3039-0208-9724-0204																																
Property type	Semi-detached house																																	
Total floor area	112 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/landlords-requirements-private-rented-property-minimum-energy-efficiency-standard-sandpit-guidance)																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be B.																																		
See how to improve this property's energy efficiency.																																		
<table><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr><tr><td>80+</td><td>A</td><td></td><td></td></tr><tr><td>69-79</td><td>B</td><td></td><td></td></tr><tr><td>55-68</td><td>C</td><td></td><td></td></tr><tr><td>49-54</td><td>D</td><td></td><td></td></tr><tr><td>35-48</td><td>E</td><td></td><td></td></tr><tr><td>21-30</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></table>			Score	Energy rating	Current	Potential	80+	A			69-79	B			55-68	C			49-54	D			35-48	E			21-30	F			1-20	G		
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<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales:</p> <p>the average energy rating is D the average energy score is 60</p>																																		

YOUR LOCAL INDEPENDENT AGENT

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