



**JOHN BROWN**  **MARK YOULL**

SALES & LETTINGS



## Coulsdon

Offers Over £700,000

3 1 2



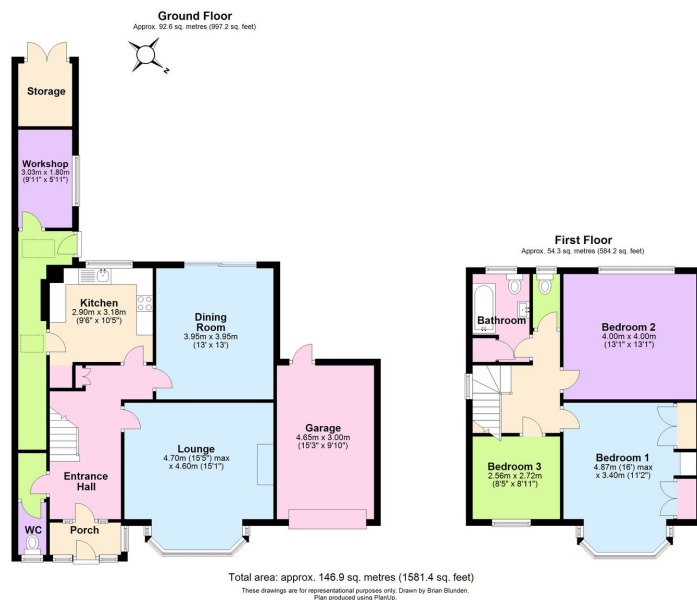


This bay-fronted detached house is set well back from the road on a sought-after, tree-lined residential street. It features off-road parking and is conveniently located near local shops and bus routes. The property is also within easy reach of Coulsdon Town Centre, which offers a wide range of facilities, as well as Old Coulsdon, known for its excellent local amenities. Both Coulsdon South and Coulsdon Town Railway Stations are within walking distance, providing swift access to London Victoria, London Bridge, Kings Cross, St Pancras International, Gatwick Airport, and many other major stations. Additionally, the location provides convenient access to the M23 and M25 motorways, making it an excellent choice for commuters.

This property is ideally situated in an area well-served by several schools, including Coulsdon Church of England Primary School, Oasis Academy Coulsdon, and Coulsdon Sixth Form College. It is just a short walk from some of Surrey's most beautiful countryside, including Farthing Downs, New Hill, and Happy Valley, along with numerous recreational opportunities, including the nearby Coulsdon Manor golf course







- Entrance Porch & Entrance Hall
- Kitchen
- Study/Office (Currently used as a Workshop)
- Bathroom with Wc & Separate WC
- Garden in excess of 150ft
- Two Reception Rooms
- Cloakroom
- Three Bedrooms
- Driveway with parking for 2 cars leading to Garage
- No Onward Chain



Energy performance certificate (EPC)																																		
25 Byron Avenue COULSDON CR5 3AS	Energy rating <b>D</b>	Valid until: 9 August 2014 Certificate number: 0014-3040-2205-6004-4209																																
Property type	Detached house																																	
Total floor area	109 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
<a href="https://www.gov.uk/guidance/landlords-private-rented-property/minimum-energy-efficiency-standard-landlord-guidance">You can read guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/landlords-private-rented-property/minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/landlords-private-rented-property/minimum-energy-efficiency-standard-landlord-guidance</a> )																																		
<b>Energy rating and score</b>																																		
This property's energy rating is D. It has the potential to be B.																																		
<a href="#">See how to improve this property's energy efficiency.</a>																																		
<div><table><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr><tr><td>92-100</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td></td></tr><tr><td>69-80</td><td>C</td><td></td><td></td></tr><tr><td>55-68</td><td>D</td><td></td><td></td></tr><tr><td>39-54</td><td>E</td><td></td><td></td></tr><tr><td>21-38</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></table><div><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: the average energy rating is D the average energy score is 60</p></div></div>			Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
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YOUR LOCAL INDEPENDENT AGENT

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