





Placehouse Lane, Old Coulsdon, CR5 1LA

£725,000

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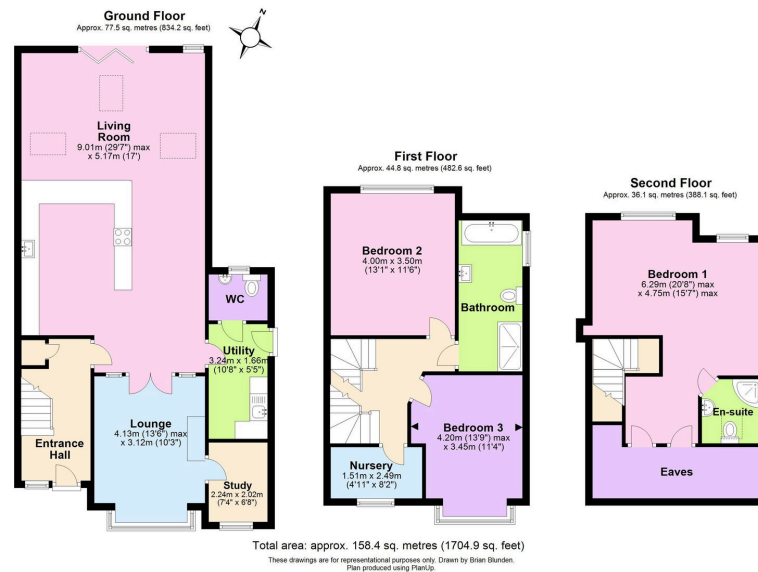
- COUNCIL TAX BAND - E
- EPC - C
- LOFT CONVERSION
- OFF STREET PARKING
- LEVEL GARDEN
- GAS CENTRAL HEATING
- OPEN PLAN LIVING AREA







Internal viewing strongly recommended of this spacious well appointed family home only a 'stonethrow' from the village with all its local amenities, such as shops, bakery, doctors and local pubs/restaurants. Carefully extended by the existing owners with spacious open plan kitchen/family room loft extension with en suite shower room 3/4 bedrooms, a large family bathroom, study, lounge, utility room, downstairs cloakroom, gas central heating, double glazing, off street parking, long level garden



# Energy performance certificate (EPC)

21 Redstone Lane  
COLLISON  
CR5 1JA

Energy rating

C

18/01/18

19 January 2018

Certificate number:

3815-4725-4460-0726-0296

Property type

Semi-detached house

Total floor area

139 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can need guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/landlords-private-rental-energy-efficiency-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](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

YOUR LOCAL INDEPENDENT AGENT

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