



JOHN BROWN  MARK YOULL

SALES & LETTINGS



Placehouse Lane, Old Coulsdon, CR5 1LA

Offers Over £700,000

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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.

Being situated on a completely level plot being within just two minutes' walk of the village centre with its local shopping parade, recreational park, library, choice of Churches and bus services etc. The area is well served by schools for all ages and open spaces of Coulsdon Common and Farthing Downs are close to hand. Old Coulsdon is well located for ease of access to the M23/25 motorways and Coulsdon South mainline station is within easy reach.





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



Energy performance certificate (EPC)			
34 Hawthorn Lane COULSDON CR5 1JA	Energy rating	100 units	19 January 2009
	C	Certificate number	3032-4729-4460-0726-0296
Property type		Semi-detached house	
Total floor area		139 square metres	
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can need <a href="https://www.gov.uk/government/consultations/private-rented-properties-energy-efficiency-improvement-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/government/consultations/private-rented-properties-energy-efficiency-improvement-guidance">https://www.gov.uk/government/consultations/private-rented-properties-energy-efficiency-improvement-guidance</a> ).			
<b>Energy rating and score</b>			
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.	
<a href="#">See how to improve this property's energy efficiency</a>		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 50			

YOUR LOCAL INDEPENDENT AGENT

01737 551111 / 020 8668 5344

info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk



105 Coulsdon Road, Old Coulsdon, Surrey CR5 1EH