



JOHN BROWN  MARK YOULL

SALES & LETTINGS

Carew Close, Coulsdon, CR5 1QS

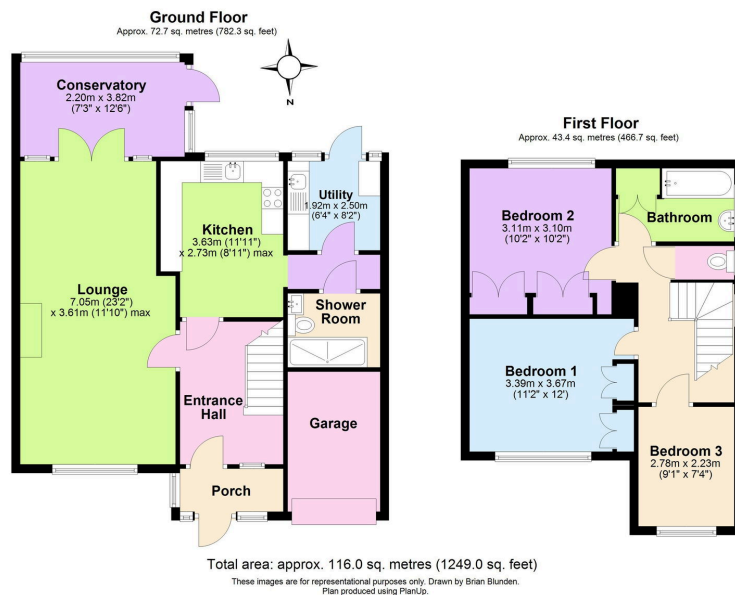
£585,000

3 1 1



Spacious three bedroom semi-detached house in a sought after location, comprising of porch, entrance hallway, Lounge with conservatory on the back with doors opening out to an attractive garden, utility room, kitchen and shower room. Upstairs are three good size bedrooms, a bathroom and separate toilet. Outside is the garage and off street parking. Located a short distance from the sought-after Keston Primary School and is close to the picturesque village of Old Coulsdon offering excellent local amenities including shopping parade, local pub, choice of churches, library and Grange Park along with excellent transport links. Old Coulsdon is surrounded by some delightful green belt countryside including Farthing Downs & Coulsdon Common. Coulsdon town also offers comprehensive facilities and a choice of mainline stations offering fast services to London Bridge and London Victoria and is ideally placed for easy access to the M23/M25 motorways.





Energy performance certificate (EPC)			
1 Alker Croft COULSDON CR5 3DA	Energy rating F	Valid until	1 March 2026
		Certificate number: 0132-2322-2460-0468-7226	
Property type		Mid-terrace bungalow	
Total floor area		61 square metres	

Rules on letting this property

! You may not be able to let this property

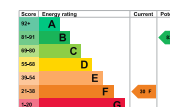
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can [view guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-landlords) (<https://www.gov.uk/guidance/energy-ratings-for-landlords>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](https://www.gov.uk/guidance/energy-ratings-for-landlords).

Energy rating and score

This property's energy rating is F. It has the potential to be B.

[See how to improve this property's energy efficiency.](https://www.gov.uk/guidance/energy-ratings-for-landlords)



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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