



JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

54 Woodplace Lane

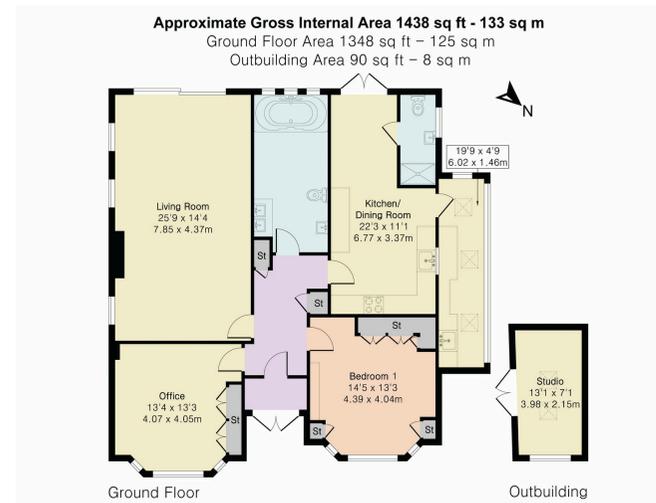
£750,000

🛏️ 2 🚿 0 🚗 0



- 2 BEDROOMS
- GARDEN WITH VIEWS
- UTILITY ROOM
- GAS CENTRAL HEATING
- COUNCIL TAX BAND - E
- BATHROOM AND SHOWER ROOM
- DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- MODERN KITCHEN
- EPC - D





PINK PLAN

Although this Plan has been prepared with the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



Introducing this charming detached bungalow, located on Woodplace Lane in Coulsdon. This well-maintained property boasts 2 spacious bedrooms, a well presented bathroom, good views overlooking fields, a spacious lounge, and convenient features such as a utility room, bathroom and shower room, and a garage.

Situated in a peaceful and idyllic location, residents can enjoy the tranquility of Woodplace Lane while still being within easy reach of local amenities and transport links. The property offers ample parking for several cars, along with a large driveway. Located on Woodplace Lane, residents have easy access to the nearby points of interest and green spaces. This property is in good condition and has been well looked after, making it a perfect choice for those seeking a comfortable and welcoming home.

Energy performance certificate (EPC)

11 Woodplace Lane COULSDON CR5 1EP	Energy rating D	108 credit 29 March 2020
Certificate number: 8025-8227-9480-0015-8226		

Property type: Detached bungalow
 Total floor area: 119 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/energy-ratings-for-rental-properties) (<https://www.gov.uk/guidance/energy-ratings-for-rental-properties>).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

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

01737 551111 / 020 8668 5344

info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk



105 Coulsdon Road, Old Coulsdon, Surrey CR5 1EH