



JOHN BROWN  MARK YOULL

SALES & LETTINGS

Church Lane Drive, Coulsdon, CR5 3RG

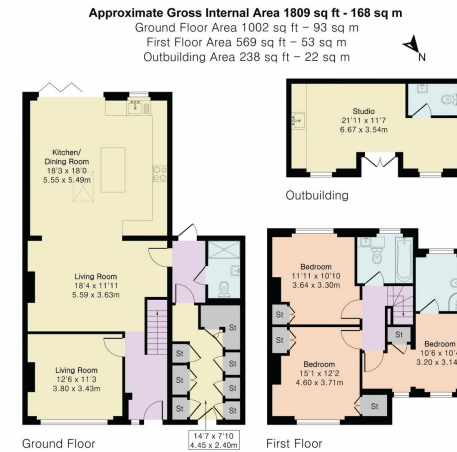
£675,000

3 3 2



- 3 BEDROOMS
- 3 BATHROOMS
- OPEN PLAN KITCHEN/DINER • DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- LARGE LEVEL GARDEN
- GAS CENTRAL HEATING
- 2 LIVING AREAS
- OUTSIDE/KITCHEN/BBQ AREA
- A MULTI PURPOSE OUTSIDE STUDIO/ OFFICE
- LOVELY GARDENS





PINK PLAN

Although Pink Plan Ltd ensures 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.



JOHN BROWN & MARK YOULL
 SALES & LETTINGS

Charming 3-Bedroom Semi-Detached Home on Church Lane Drive, Coulsdon, Surrey

Nestled on the sought-after Church Lane Drive in Coulsdon, this beautifully presented 3-bedroom, 3-bathroom semi-detached home offers a perfect blend of style, comfort, and versatility.

The heart of the home is a spacious open-plan kitchen, dining, and living area that flows effortlessly onto a patio and private garden – ideal for entertaining or relaxing with family and friends. The modern kitchen is well-appointed with sleek finishes and generous storage, while the bright and airy living space offers a seamless connection to the outdoors.

At the front of the property, a separate living room provides a quiet retreat – perfect for cosy evenings or as a family lounge.

9/13/2025, 12:21 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

4 Church Lane Drive COULSDON CR5 3PD	Energy rating C	Valid until 12 May 2026
		Certificate number 2058-7228-0423-1598-3553

Property type
Semi-detached house

Total floor area
142 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-landlord-guidance>.

Energy rating and score

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

[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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2058-7228-0423-1598-3553/print/true>

1/5

YOUR LOCAL INDEPENDENT AGENT

Viewings from 24/05/2025

01737 551111 / 020 8668 5344

info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk



105 Coulsdon Road, Old Coulsdon, Surrey CR5 1EH