



# Alder Croft, Coulsdon, CR5 2SN

£500,000

4 3 1



## Spacious 4-Bedroom house with Renovation Potential – Aldercroft, Coulsdon

Located on a peaceful residential road in the desirable Aldercroft area of Coulsdon, this generously sized four-bedroom mid-terraced house presents an exciting opportunity for buyers looking to put their own stamp on a home.

Set over two floors, the property offers a surprisingly spacious layout, including a large living room, three bathrooms, and four well-proportioned bedrooms – ideal for families. While the interior would benefit from modernisation and refurbishment throughout, it provides a solid canvas with excellent scope to create a stylish and comfortable home tailored to your taste.

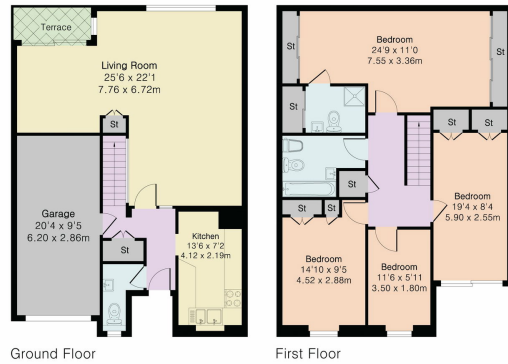
A standout feature is the attached garage, which offers fantastic potential for conversion into additional living space, a home office, or studio (STPP). The home also benefits from a quiet and friendly neighbourhood, perfect for those seeking a calm, suburban lifestyle.

Situated in a sought-after part of Coulsdon, the property is close to local schools, green spaces, and a short drive from Coulsdon town centre with its array of shops, cafes, and excellent transport links via Coulsdon South and Coulsdon Town stations – making travel into central London straightforward.

This is a great opportunity for investors, developers, or homeowners ready to take on a project and transform into a stunning, modern family home.



Approximate Gross Internal Area 1715 sq ft - 159 sq m  
Ground Floor Area 842 sq ft - 78 sq m  
First Floor Area 873 sq ft - 81 sq m



Ground Floor

First Floor



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.



- FOUR BEDROOMS
- THREE BATHROOMS
- TIERED GARDEN WITH DECKING
- EPC - D
- COUNCIL TAX BAND - E



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

| Energy performance certificate (EPC)  |                           |                                                |
|---------------------------------------|---------------------------|------------------------------------------------|
| 23 Alder Creek<br>COULSDON<br>CR5 3RN | Energy rating<br><b>D</b> | Valid until<br>15 May 2026                     |
|                                       |                           | Certificate number<br>0390-2975-4650-2385-7031 |
| Property type<br>Mid terrace house    |                           | Total floor area<br>141 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-energy-rated-property-minimum-energy-efficiency-standards-guidance) <https://www.gov.uk/guidance/domestic-energy-rated-property-minimum-energy-efficiency-standards-guidance>

#### Energy rating and score

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

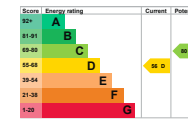
[See how to improve this property's energy efficiency.](#)

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/0390-2975-4650-2385-7031/print-view>

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YOUR LOCAL INDEPENDENT AGENT

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