



JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

Weston Close, Coulsdon, CR5 1BX

£475,000

3 1 2



- THREE BEDROOMS
- CUL DE SAC
- FITTED KITCHEN
- DOUBLE GLAZING
- COUNCIL TAX BAND - D
- FAMILY BATHROOM
- END OF TERRACE
- GAS CENTRAL HEATING
- EPC - C





Beautifully Presented 3-Bedroom End-of-Terrace Home in Weston Close, Coulsdon

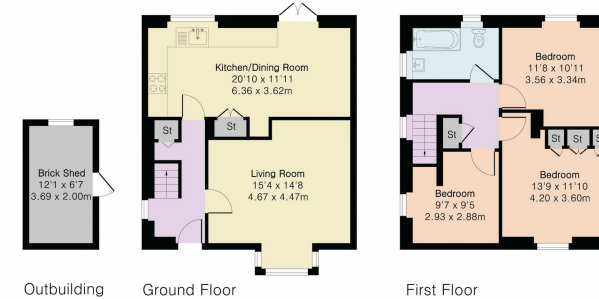
Located in a quiet and sought-after residential cul-de-sac, this charming 3-bedroom end-of-terrace property offers a fantastic opportunity for families, first-time buyers, or investors. Set in the heart of Coulsdon, this well-maintained home boasts a light and spacious layout throughout.

Approximate Gross Internal Area 968 sq ft - 90 sq m
(Excluding Outbuilding)

Ground Floor Area 491 sq ft - 46 sq m

First Floor Area 477 sq ft - 44 sq m

Outbuilding Area 79 sq ft - 7 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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

Energy performance certificate (EPC)		
11 Weston Close COULSDON CR5 1SA	Energy rating C	Valid until 18 May 2035
		Certificate number 6376-2257-2559-2558-0065
Property type Total floor area	End-terrace house 89 square metres	

Rules on letting this property

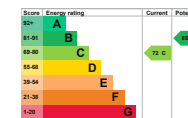
Properties can be let if they have an energy rating from A to E.

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 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/6376-2257-2559-2558-0065/print-house>

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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