



JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

Coulsdon Road, Coulsdon, CR5 2LJ

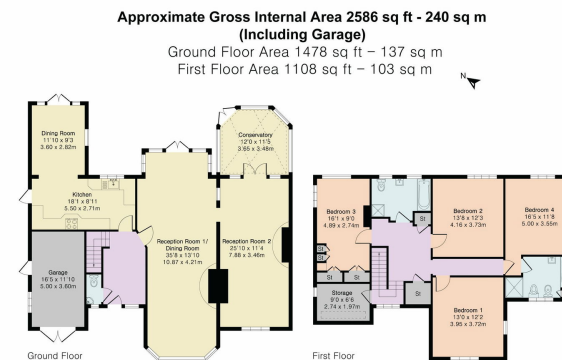
Offers Over £900,000

4 2 2



- FOUR BEDROOMS
- TWO BATHROOMS
- LARGE DRIVEWAY
- GOLF COURSE ACCESS
- FLAT REAR GARDEN
- GARAGE
- SCOPE FOR IMPROVEMENT
- TRADITIONAL DECOR
- COUNCIL TAX BAND - G
- EPC - E





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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Charming 4-Bedroom Traditional Home Backing onto Coulsdon Manor Golf Course

Nestled along the highly sought-after Coulsdon Road, this impressive 4-bedroom detached residence combines timeless character with a superb location. Set well back from the road on a generous plot, the home boasts a substantial in-and-out driveway and a beautifully landscaped front garden – offering both privacy and outstanding curb appeal.

714025, 9:45 AM

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

Energy performance certificate (EPC)

25 Coulsdon Road COULSDON CR5 2JJ	Energy rating E	Valid until 19 July 2028 Certificate number 5435-6523-7500-0761-2206
Property type Detached house	Total floor area 212 square metres	

Rules on letting this property

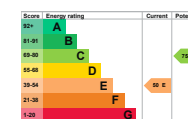
Properties can be let if they have an energy rating from A to E.

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 E. 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/5435-6523-7500-0761-2206/print/true>

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YOUR LOCAL INDEPENDENT AGENT

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