



JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

Woodplace Lane, Coulsdon, CR5 1NF

£750,000

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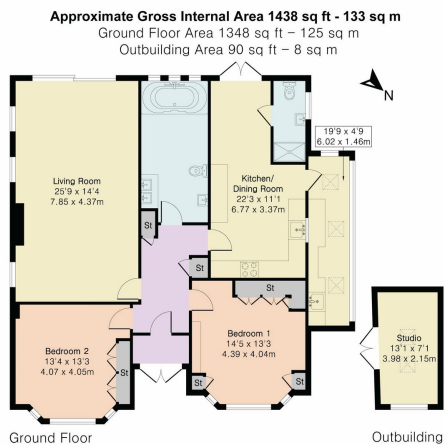


Introducing this charming detached bungalow, located on Woodplace Lane in Coulsdon. This well-maintained property boasts 2 spacious bedrooms, a well presented bathroom, good views overlooking fields, a spacious lounge, and convenient features such as a utility room, bathroom and shower room, and a garage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

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.

Don't miss out on the opportunity to view this delightful property - contact us now to arrange a viewing.





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.



- 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



Energy performance certificate (EPC)

24 Woodlands Lane COULSDON CR5 9EP	Energy rating	D	Total unit	26 March 2018
			Certificate number	8235-6227-6886-0955-6228
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/government/publications/private-rented-properties-minimum-energy-efficiency-standards-guidance) <https://www.gov.uk/government/publications/private-rented-properties-minimum-energy-efficiency-standards-guidance>

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

Score	Energy rating	Current	Potential
92-100	A		
85-91	B		
79-84	C		
74-78	D		
69-73	E		
64-68	F		
59-63	G		
50		D	

YOUR LOCAL INDEPENDENT AGENT

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