



**JOHN BROWN**  **MARK YOULL**

SALES & LETTINGS

# Woodfield Hill, Coulsdon, CR5 3EN

£750,000

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Situated on the sought-after Woodfield Hill in Coulsdon, this two-bedroom detached bungalow occupies a substantial plot and offers an exciting opportunity to create a fantastic home.

The property is currently arranged as a spacious bungalow, comprising a bright living room, separate dining room, kitchen, two well-proportioned bedrooms, and a family bathroom. While the home is dated and would benefit from modernisation throughout, it offers great scope to update to your own taste.

Planning permission has been granted to extend the ground floor area substantially and utilise the large spacious attic to construct; three-double bedrooms, two with ensuite bathrooms plus a family bathroom, creating an attractive two storey house as can be seen from the attached plans

Externally, the generous plot provides ample outdoor space, with a large garden ideal for landscaping or further enhancement. To the front, there is a private driveway which is owned by No. 8 Woodfield Hill (with right of way access for the neighbouring property), along with further scope to create an additional private driveway to the opposite side of the property.

Woodfield Hill is a sought-after residential road in Coulsdon, known for its elevated position and attractive surroundings. The area offers a nice balance of peace and convenience, making it popular with families and downsizers alike.

Coulsdon town Centre is within easy reach, providing a range of local shops, cafés, and everyday amenities, along with mainline stations offering direct links into London. The M23 and M25 are also easily accessible, making it well suited for commuters.

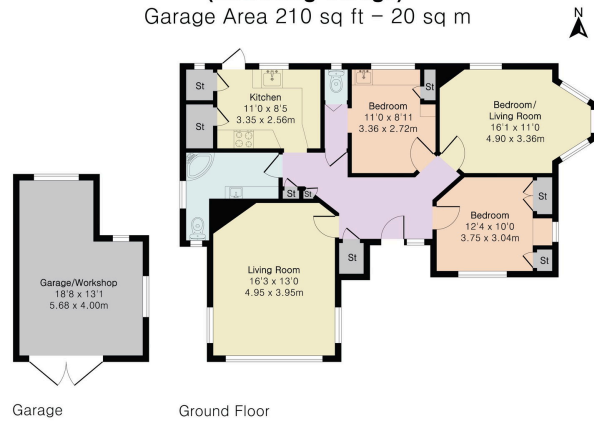
For those who enjoy the outdoors, the property is close to a number of beautiful open spaces, including Farthing Downs and Happy Valley, ideal for walking, cycling, and taking in the countryside.

(PLANNING DRAWINGS ATTACHED BELOW)



Approximate Gross Internal Area 940 sq ft - 87 sq m  
(Excluding Garage)

Garage Area 210 sq ft – 20 sq m



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.



- DETACHED BUNGALOW
- TWO BEDROOMS
- KITCHEN
- LIVING ROOM
- POTENTIAL TO EXTEND
- SUBSTANTIAL PLOT
- DETACHED GARAGE
- EPC - E
- COUNCIL TAX - E



4/21/2023 2:39 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC)   |                           |  |
|--|---------------------------|--|
| 8 Woodfield Hill<br>COULSDON<br>CR5 1EH  | Energy rating<br><b>E</b> | Valid until<br>17 April 2028   |
|  |                           | Certificate number:<br>9131-3061-2204-5886-2204  |
| Property type  | Detached bungalow         |  |
| Total floor area   | 87 square metres          |  |
| <b>Rules on letting this property</b>  |                           |  |
| Properties can be let if they have an energy rating from A to E.   |                           |  |
| You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance">guidance for landlords on the regulations and exemptions</a> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance). |                           |  |
| <b>Energy rating and score</b>   |                           |  |
| This property's energy rating is E. It has the potential to be C.  |                           | The graph shows this property's current and potential energy rating.   |
| See how to <a href="#">improve this property's energy efficiency</a> .   |                           | 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:<br>the average energy rating is D<br>the average energy score is 60   |                           |  |
| Score  | Energy rating             | Current Potential  |
| 92+  | A                         |  |
| 81-91  | B                         |  |
| 69-80  | C                         | 76 C   |
| 55-68  | D                         |  |
| 39-54  | E                         | 42 E   |
| 21-38  | F                         |  |
| 1-20   | G                         |  |

https://find-energy-certificate.service.gov.uk/energy-certificates/9131-3061-2204-5886-2204/property

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01737 551111 / 020 8668 5344

hello@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk



105 Coulsdon Road, Old Coulsdon, Surrey CR5 1EH