



JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

Woodlands Grove, Coulsdon, CR5 3AG

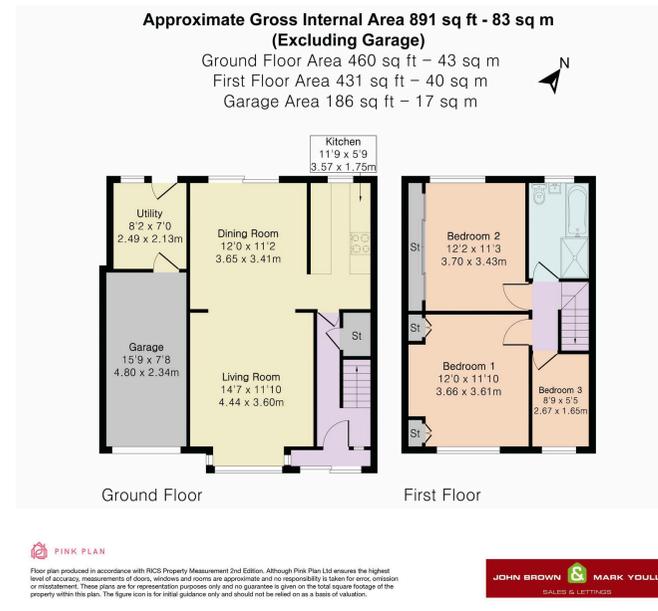
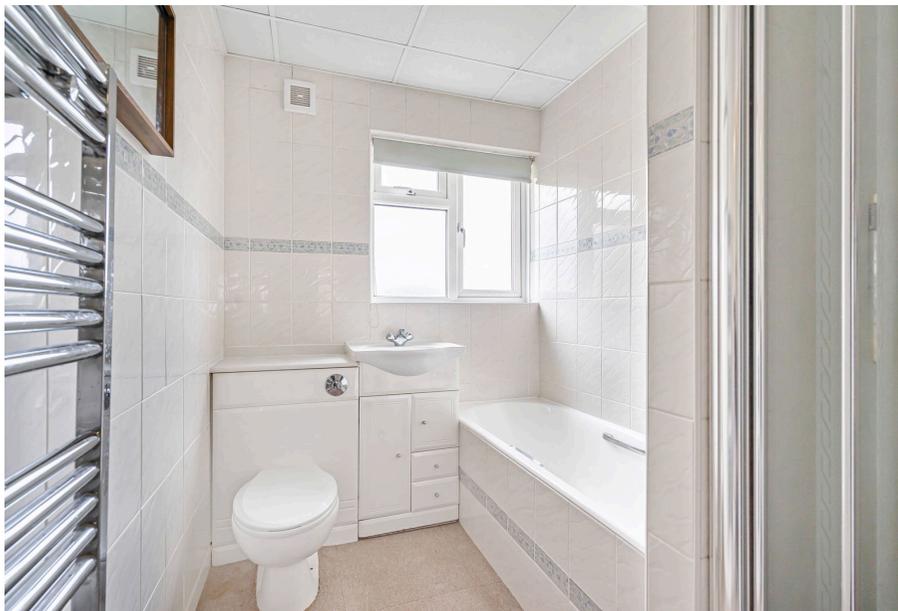
Guide Price £499,500

3 1 1



- THREE BEDROOMS
- GALLEY KITCHEN
- GAS CENTRAL HEATING
- GARAGE
- EPC - C
- LIVING ROOM
- FAMILY BATHROOM
- OFF STREET PARKING
- DOUBLE GLAZING
- COUNCIL TAX BAND - D





THREE BEDROOM SEMI-DETACHED home is presented to the market with NO ONWARD CHAIN, comprising; 3 bedrooms, family bathroom, lounge & dining room, a galley kitchen, long rear garden. The ground floor also benefits from a utility room and an attached garage, providing excellent storage and practicality.

VIEWING HIGHLY RECOMMENDED

92925, 11:25AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

85 Woodlands Grove COULSDON CR1 3AQ	Energy rating C	Valid until 23 September 2035
		Certificate number 2408-0977-6522-8524-3153

Property type: Semi-detached house
 Total floor area: 83 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/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72	84
55-68	D		
39-54	E		
21-38	F		
1-20	G		