



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

SALES & LETTINGS

Coulsdon Road, Coulsdon, CR5 2LJ

Offers Over £900,000

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





## 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.

7/14/25, 9:45 AM

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

Energy performance certificate (EPC)																																		
25 Coulsdon Road COULSDON CR5 2JL	Energy rating <b>E</b>	Valid until: 19 July 2035 Certificate number: 5438-6223-7500-0761-2206																																
Property type	Detached house																																	
Total floor area	212 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-energy-rated-property-minimum-energy-efficiency-standards-England">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-energy-rated-property-minimum-energy-efficiency-standards-England">https://www.gov.uk/guidance/domestic-energy-rated-property-minimum-energy-efficiency-standards-England</a> ).																																		
<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.																																
<a href="#">See how to 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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>←</td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E	←		21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificate.service.gov.uk/energy-certificates/5438-6223-7500-0761-2206/summary>

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