

CRANBROOK

KENT



High Street Cranbrook Kent TN17 3DT

Ideally situated on the High Street in Cranbrook this stunning Georgian town house is believed to have been designed by Thomas Dearn and to have been built in the 1820s.

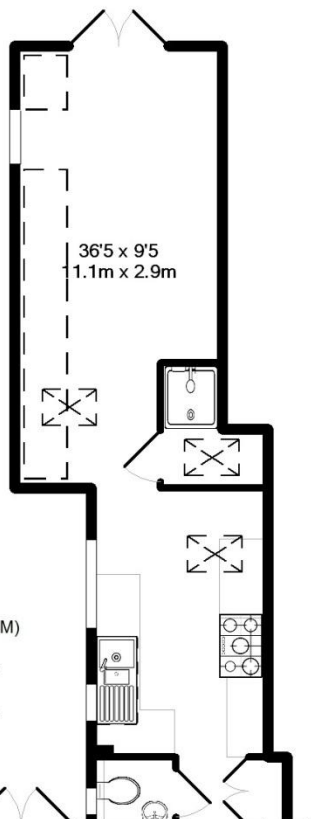
Outside the property is approached through a wrought iron gate across a paved front terrace. The gardens to the rear are textured with areas of paving and gravel interspersed with flower beds. A gate leads through to the ample off road parking.

- Attached Georgian Town House
- Drawing Room with Doors to Garden
- Sitting Room
- Open Plan Kitchen and Dining Room
- Cloakroom and Shower Room
- Two Double Bedrooms
- A Further Bedroom
- Family Bathroom
- Enclosed Textured Gardens
- Ample Off Road Parking
- Walk to Town Centre
- Cranbrook School Catchment Area



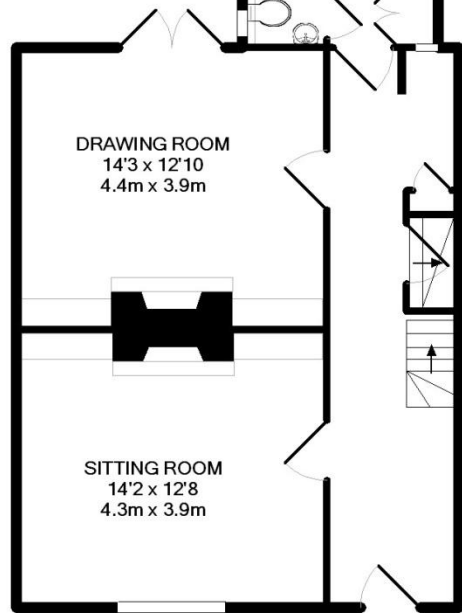
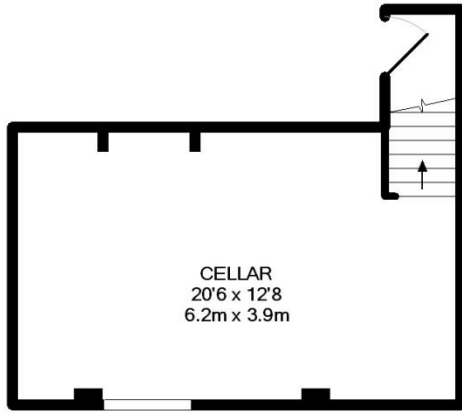




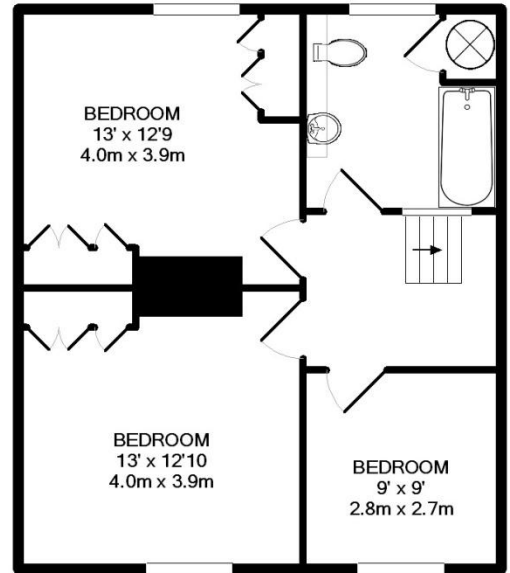


TOTAL APPROX. INTERNAL FLOOR AREA (excluding Cellar) 1371.8SQ.FT. (127.4SQ.M)
(not to scale - for layout purposes only)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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GROUND FLOOR



1ST FLOOR

Energy Performance Certificate



Farndale House, High Street, CRANBROOK, TN17 3DT

Dwelling type: End-terrace house
 Date of assessment: 08 April 2013
 Date of certificate: 08 April 2013
 Reference number: 0144-2888-6641-9907-5595
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 136 m²

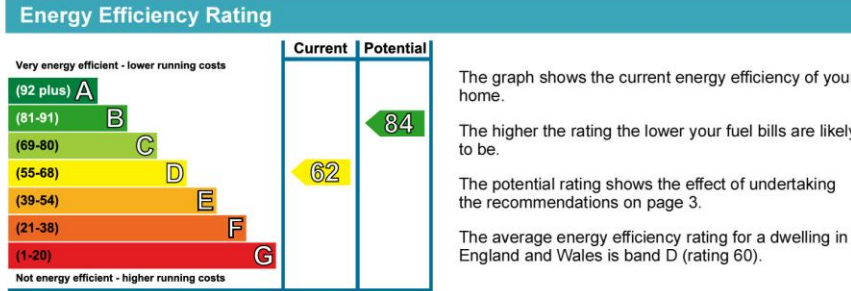
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,312
Over 3 years you could save	£ 1,032

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 210 over 3 years	
Heating	£ 2,721 over 3 years	£ 1,812 over 3 years	
Hot Water	£ 381 over 3 years	£ 258 over 3 years	
Totals	£ 3,312	£ 2,280	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 603	✓
2 Floor insulation	£800 - £1,200	£ 117	✓
3 Draught proofing	£80 - £120	£ 63	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council – Council Tax Band E



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