

CRANBROOK

KENT



New Road Cranbrook, Kent TN17 3LE

Located just off the High Street in Cranbrook, this detached, Scandia-Hus, family home was built in 1990, to the exacting Scandinavian standards of the time including triple glazing and levels of insulation.

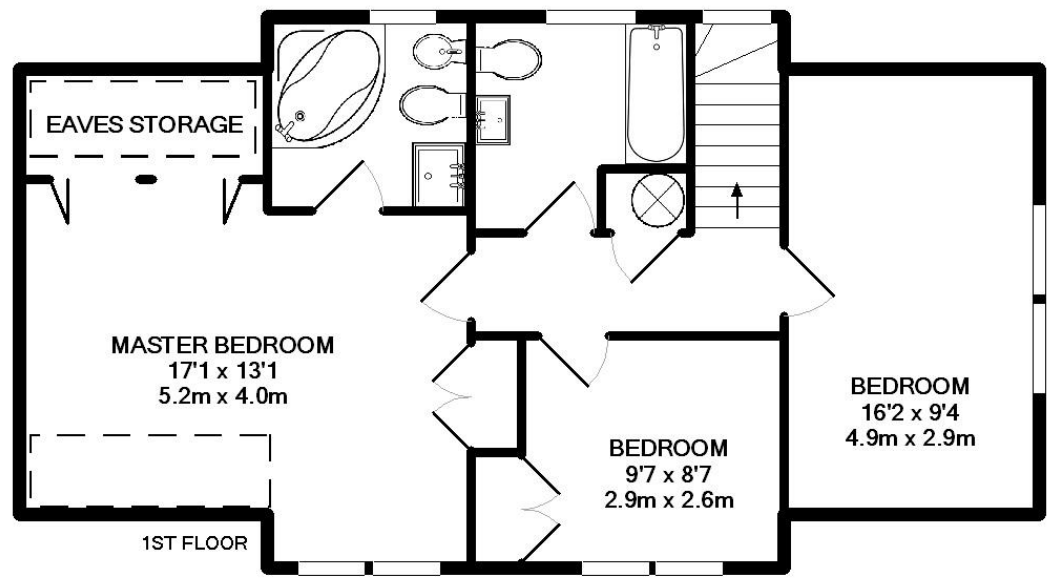
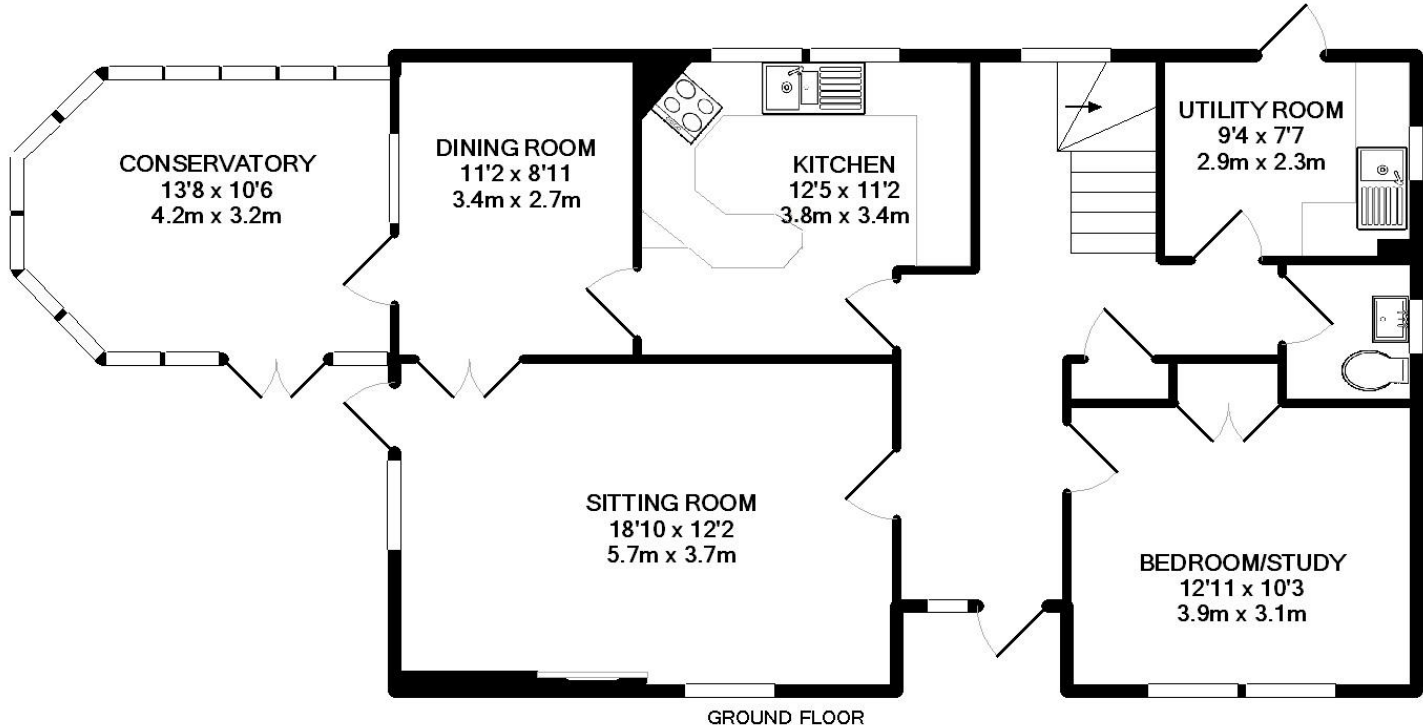
A drive leads to the double garage and gates to the side of the house that currently open onto an area of paved hard-standing. A path leads from the drive to the front door and onto a gate that leads into the garden. The enclosed garden is laid predominantly to lawn with mature well stocked borders. Paved terracing leads around the property to the garage.

- Detached Scandia-Hus Property
- Two Reception Rooms
- Conservatory
- Utility Room and Cloakroom
- Study/Bedroom
- Master Bedroom with Ensuite
- Two Further Double Bedrooms
- Family Bathroom
- Enclosed Gardens with Terrace
- Double Garage and Off Road Parking
- Walking Distance to Town Centre
- Cranbrook School Catchment Area









TOTAL APPROX. INTERNAL FLOOR AREA 1648SQ.FT. (153.1SQ.M)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included with the sale of the property)
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
Made with Metropix ©2014

Energy Performance Certificate



Exeleigh Lodge, New Road, CRANBROOK, TN17 3LE

Dwelling type: Detached bungalow
 Date of assessment: 28 January 2014
 Date of certificate: 28 January 2014
 Reference number: 8454-7929-1900-0828-3926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 133 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

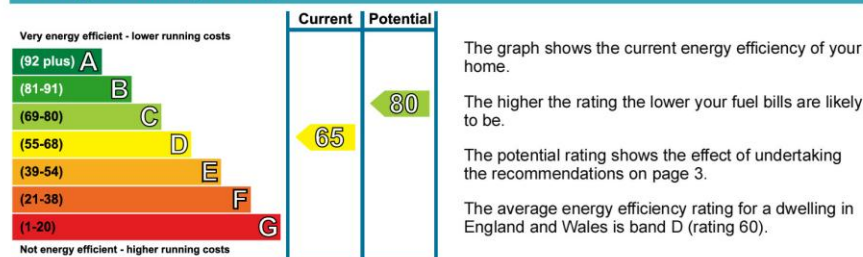
Estimated energy costs of dwelling for 3 years:	£ 3,294
Over 3 years you could save	£ 528

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	
Heating	£ 2,589 over 3 years	£ 2,232 over 3 years	
Hot Water	£ 474 over 3 years	£ 303 over 3 years	
Totals	£ 3,294	£ 2,766	

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.

Energy Efficiency Rating



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 Fan-assisted storage heaters	£2,100 - £2,800	£ 372	
2 Solar water heating	£4,000 - £6,000	£ 159	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 825	

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, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



The Corner House, Stone Street
 Cranbrook, Kent TN17 3HE
 Tel: 01580 715400
 Fax: 01580 715122
 Email: enquiries@harpersandhurlingham.com
 Web: www.harpersandhurlingham.com

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.