

CRANBROOK

KENT



Hawkhurst Road Hartley Cranbrook, Kent TN17 3QQ

Presented in immaculate order through out, this detached family home is located on the outskirts of the sought after Town of Cranbrook.

Outside the enclosed gardens consist of a large terrace ideal for outside entertaining, a terraced garden with ornamental pond and waterfall, and a lawned area interspersed with mature trees and a natural pond. Within the garden there is a substantial outbuilding complete with power.

The double garage has electric doors and a door to the garden.

- Immaculately Presented Family Home
- Double Aspect Drawing Room
- Dining Room and Study
- Kitchen/Breakfast Room
- Utility Room and Cloakroom
- Master Bedroom Suite
- Two Double Bedrooms, One Ensuite
- Two Second Floor Double Bedrooms
- Terrace and Gardens
- Double Garage and Off Road Parking
- Outskirts of Sought After Town
- Cranbrook School Catchment Area









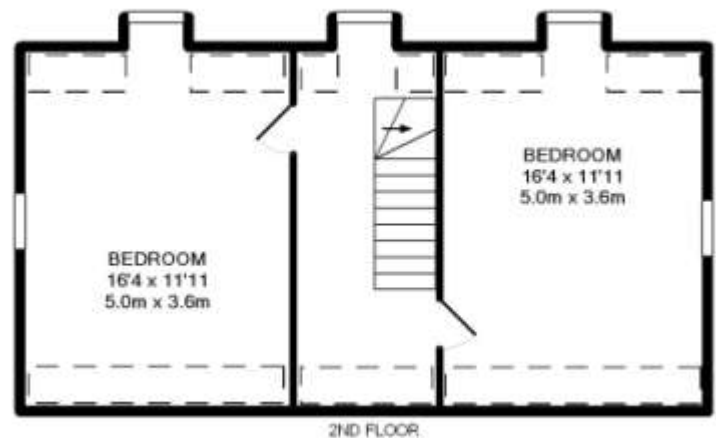
TOTAL APPROX. INTERNAL FLOOR AREA 1895.3SQ.FT. (176.08SQ.M)

(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

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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Energy Performance Certificate



3, Duke Villas, Hawkhurst Road, CRANBROOK, TN17 3QQ

Dwelling type: Detached house
 Date of assessment: 12 September 2012
 Date of certificate: 12 September 2012
 Reference number: 8632-6721-7370-1002-0896
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 167 m²

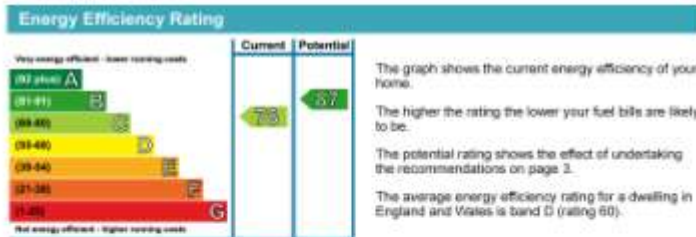
Use this document to:

- 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:	£ 2,406
Over 3 years you could save	£ 189

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 234 over 3 years	
Heating	£ 1,719 over 3 years	£ 1,743 over 3 years	
Hot Water	£ 384 over 3 years	£ 240 over 3 years	
Totals	£ 2,406	£ 2,217	

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. Low energy lighting for all fixed outlets	£40	£ 57	
2. Solar water heating	£4,900 - £6,000	£ 129	
3. Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,500	£ 726	

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/keepingenergy or call 0300 123 1234 (standard national rates). 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.

EPC Rating: C

Tunbridge Wells Borough Council - Council Tax Band G

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



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