

CARNBROOK

KENT



Angley Road
Cranbrook
Kent
TN17 2PG

This striking family home offers spacious accommodation with a good size enclosed garden, a garage and off road parking for several cars. The property benefits from being located within walking distance of the centre of the sought after Wealden Town of Cranbrook.

The light and spacious accommodation consists of an entrance hall, a sitting room with fireplace and doors to the garden, family room, study, kitchen/dining room with doors to the garden, a utility room and cloakroom on the ground floor.

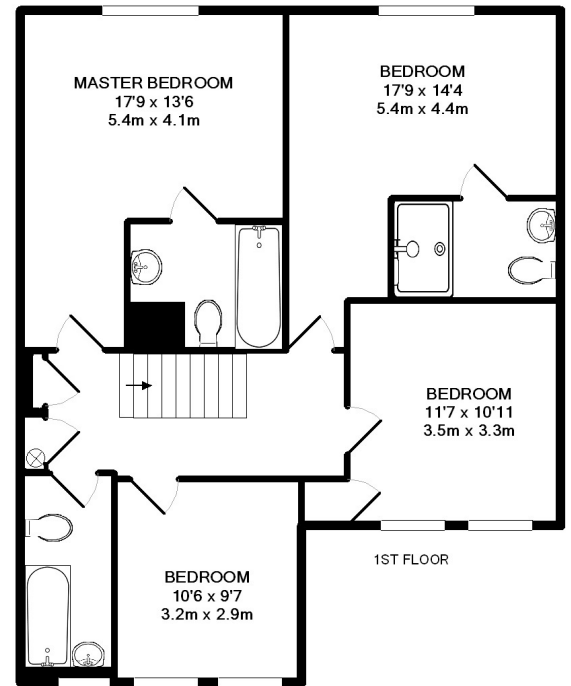
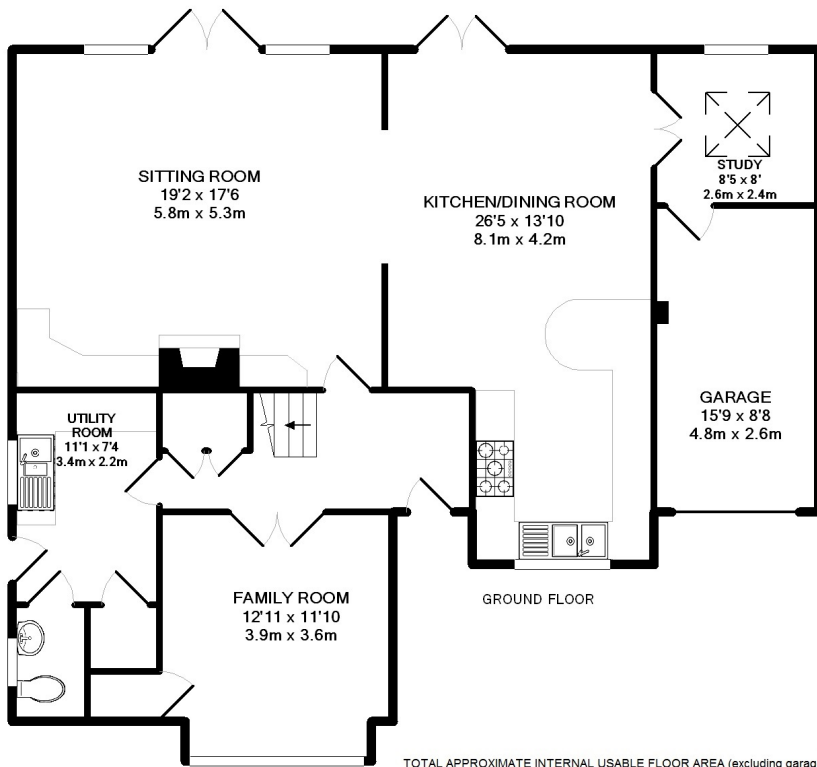
On the first floor there is a master bedroom with ensuite bathroom, a guest bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

- Striking Detached Family Home
- Sitting Room with Fireplace
- Family Room and Study
- Spacious Kitchen/Dining Room
- Utility Room and Cloakroom
- Master Bedroom with Ensuite
- Three Double Bedrooms, One Ensuite
- Integral Garage and Off Road Parking
- Enclosed Garden with Terrace
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding garage) 1878.3SQ.FT. (174.5SQ.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



Fielden, Angley Road, CRANBROOK, TN17 2PG

Dwelling type: Detached house
Date of assessment: 07 June 2017
Date of certificate: 07 June 2017

Reference number: 8723-7226-5030-6263-1902
Type of assessment: RdSAP, existing dwelling
Total floor area: 261 m²

Use this document to:

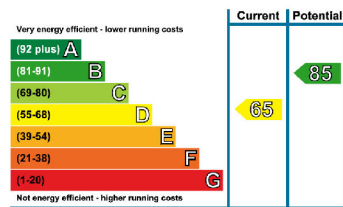
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,066
Over 3 years you could save	£ 1,269

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 606 over 3 years	£ 330 over 3 years	
Heating	£ 4,938 over 3 years	£ 4,080 over 3 years	
Hot Water	£ 522 over 3 years	£ 387 over 3 years	
Totals	£ 6,066	£ 4,797	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 258	✓
2 Low energy lighting for all fixed outlets	£100	£ 225	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 789	✓

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to



SERVICES

Mains electricity, gas, water and drainage.

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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