

# GOUDHURST

KENT



## Cranbrook Road Goudhurst, Kent TN17 1DR

Situated on the outskirts of the village of Goudhurst, this delightful family home was designed and built in the 1930's by an architect, creating an intriguing property by the fusion of a variety of architectural styles.

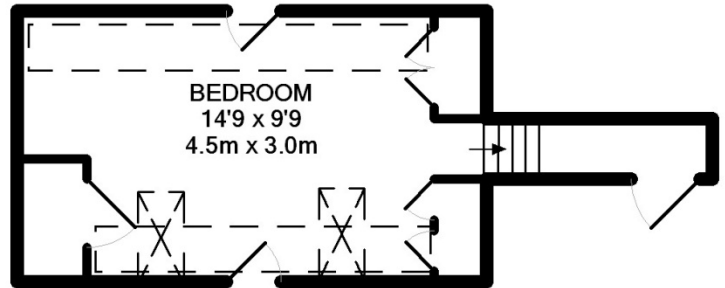
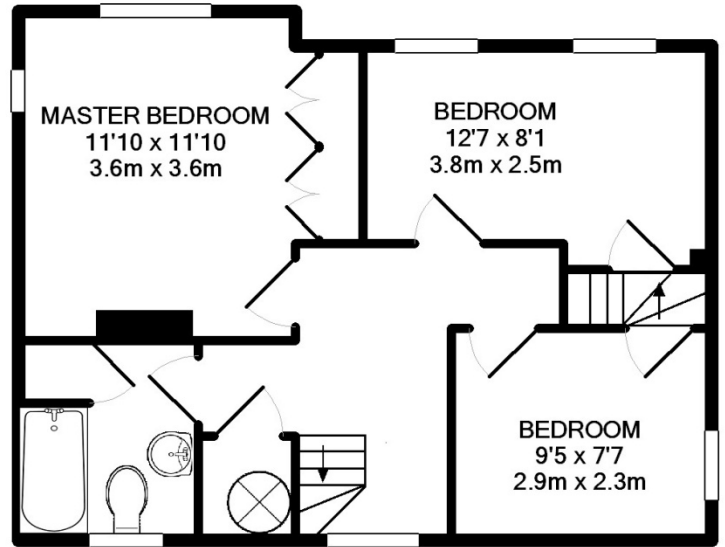
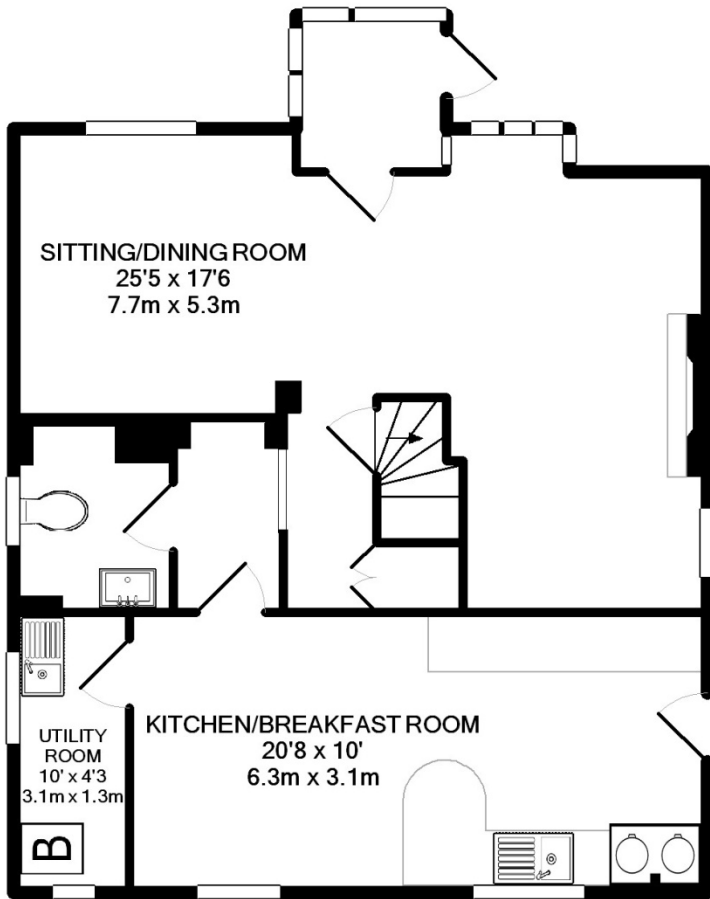
An elevated paved terrace is ideal for outside entertaining and adjoins the pretty enclosed garden which is laid predominantly to lawn bordered with mature hedgerow, flower and shrub beds. Within the gardens there is a cedar built garden room, a children's play house and the garage/workshop. A gate leads to the front of the house where a gravel drive provides ample off road parking and is bordered with mature flower and shrub beds.

- Delightful Detached Family Home
- Double Aspect Sitting/Dining Room
- Kitchen/Breakfast Room
- Utility Room and Cloakroom
- Master Bedroom
- Two/Three Further Bedrooms
- Family Bathroom
- Pretty Enclosed Garden with Terrace
- Garage/Workshop and Summerhouse
- Walking Distance to Village
- Goudhurst School Catchment Area
- Cranbrook School Catchment Area









TOTAL APPROX. INTERNAL FLOOR AREA 1246.5SQ.FT. (115.8SQ.M)  
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are 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



Lilacs, Cranbrook Road, Goudhurst, CRANBROOK, TN17 1DR

Dwelling type: Detached house  
 Date of assessment: 24 April 2015  
 Date of certificate: 24 April 2015  
 Reference number: 8095-7424-3700-1584-8922  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 129 m<sup>2</sup>

### 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

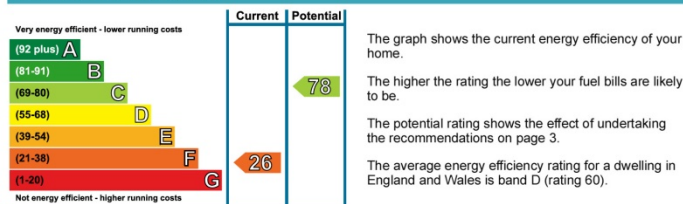
Estimated energy costs of dwelling for 3 years:	£ 7,110
Over 3 years you could save	£ 2,904

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	
Heating	£ 5,928 over 3 years	£ 3,636 over 3 years	
Hot Water	£ 948 over 3 years	£ 336 over 3 years	
<b>Totals</b>	<b>£ 7,110</b>	<b>£ 4,206</b>	

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 Flat roof insulation	£850 - £1,500	£ 360	✓
2 Room-in-roof insulation	£1,500 - £2,700	£ 600	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 222	✓

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](http://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. Oil fired central heating and cooking.

Tunbridge Wells Borough Council - Council Tax Band F

The school buses serving Cranbrook School and High Weald Academy both stop outside the property.

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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