

HAWKHURST

KENT



Hawkhurst Kent TN18 4LB

This stunning Edwardian family home is located in a convenient position within walking distance of the village centre of Hawkhurst.

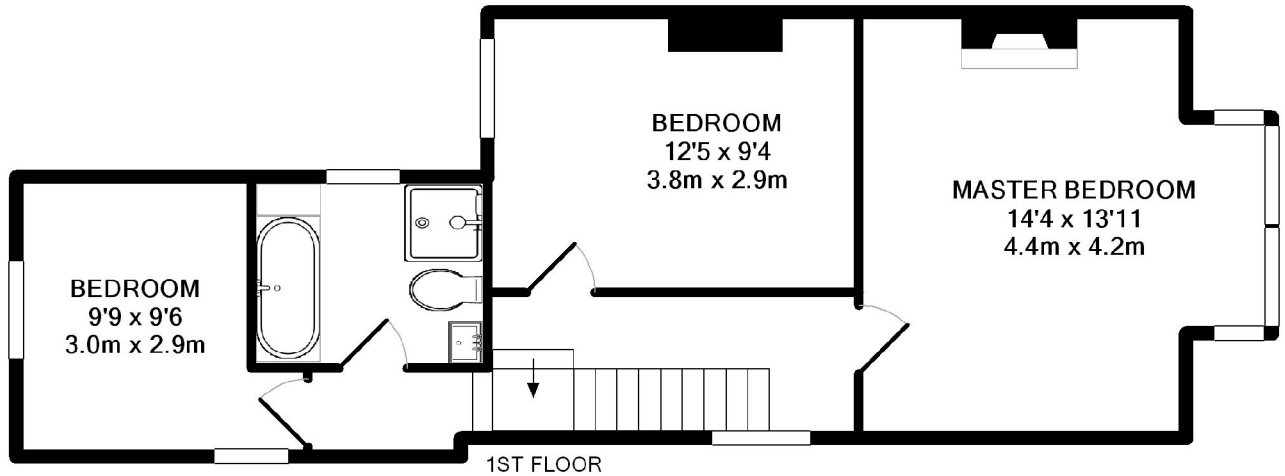
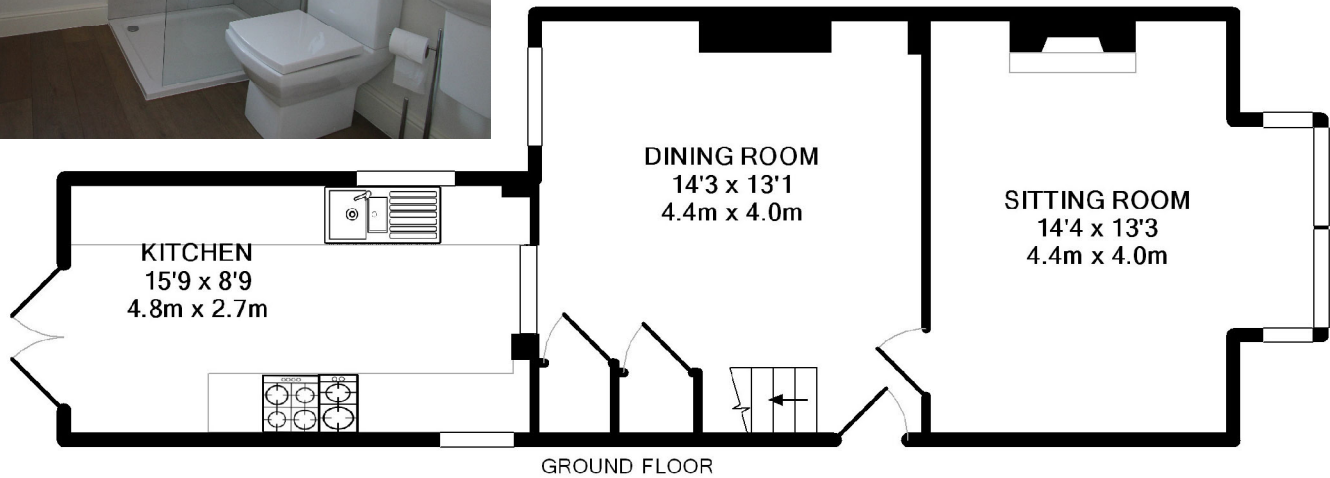
To the front of the property there is an enclosed lawn. A driveway to the side of the property leads to the detached garage, parking space and garden store. The delightful garden to the rear is laid predominantly to lawn with a terrace and gravel path leading to a gate in the fence which leads to the garage.

- Stunning Edwardian Family Home
- Renovated to a High Standard
- Sitting Room with Wood Burner
- Dining Room
- Fitted Kitchen with Doors to Terrace
- Master Bedroom
- Two Further Bedrooms
- Family Bath and Shower Room
- Delightful Enclosed Garden
- Detached Garage and Garden Store
- Walking Distance to Village Centre
- Cranbrook School Catchment Area









TOTAL APPROX. INTERNAL FLOOR AREA 938.6SQ.FT. (87.2SQ.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



4, Highgate Hill, Hawkhurst, CRANBROOK, TN18 4LB

Dwelling type: Semi-detached house
Reference number: 9138-4025-6298-5565-1904
Date of assessment: 17 August 2015
Type of assessment: RdSAP, existing dwelling
Date of certificate: 18 August 2015
Total floor area: 96 m²

Use this document to:

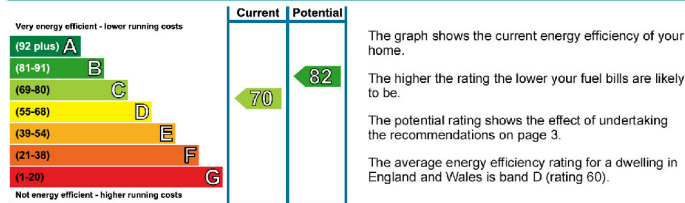
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,307
Over 3 years you could save	£ 249

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 180 over 3 years	
Heating	£ 1,746 over 3 years	£ 1,656 over 3 years	
Hot Water	£ 333 over 3 years	£ 222 over 3 years	
Totals	£ 2,307	£ 2,058	

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 Floor insulation (suspended floor)	£800 - £1,200	£ 99	✓
2 Low energy lighting for all fixed outlets	£20	£ 42	✓
3 Solar water heating	£4,000 - £6,000	£ 111	✓

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 D

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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