

# KILNDOWN

KENT



## Chicks Lane, Kilndown Kent TN17 2RS

This well presented bungalow has been refurbished to a high specification and offers deceptively spacious, light family accommodation and is situated in this sought after hamlet.

The accommodation consists of a double aspect sitting/dining/study room with attractive woodburner, a stunning newly fitted kitchen/breakfast room, master bedroom with ensuite bathroom and dressing room/nursery, two further double bedrooms and family shower room.

The property is approached through gates onto a drive which leads to the detached garage. The delightful gardens wrap around the property and benefit from a log cabin with potential to convert into an office, log stores and a terrace for al fresco dining.

- Recently Refurbished Bungalow
- Open Plan Sitting/Dining/Study Room
- Newly Fitted Kitchen/Breakfast Room
- Master Bedroom with Ensuite
- Dressing Room/Nursery
- Two Further Double Bedrooms
- Family Shower Room
- Attractive Wrap Around Gardens
- Log Cabin with Potential
- Detached Oak Framed Garage
- Cranbrook School Catchment Area

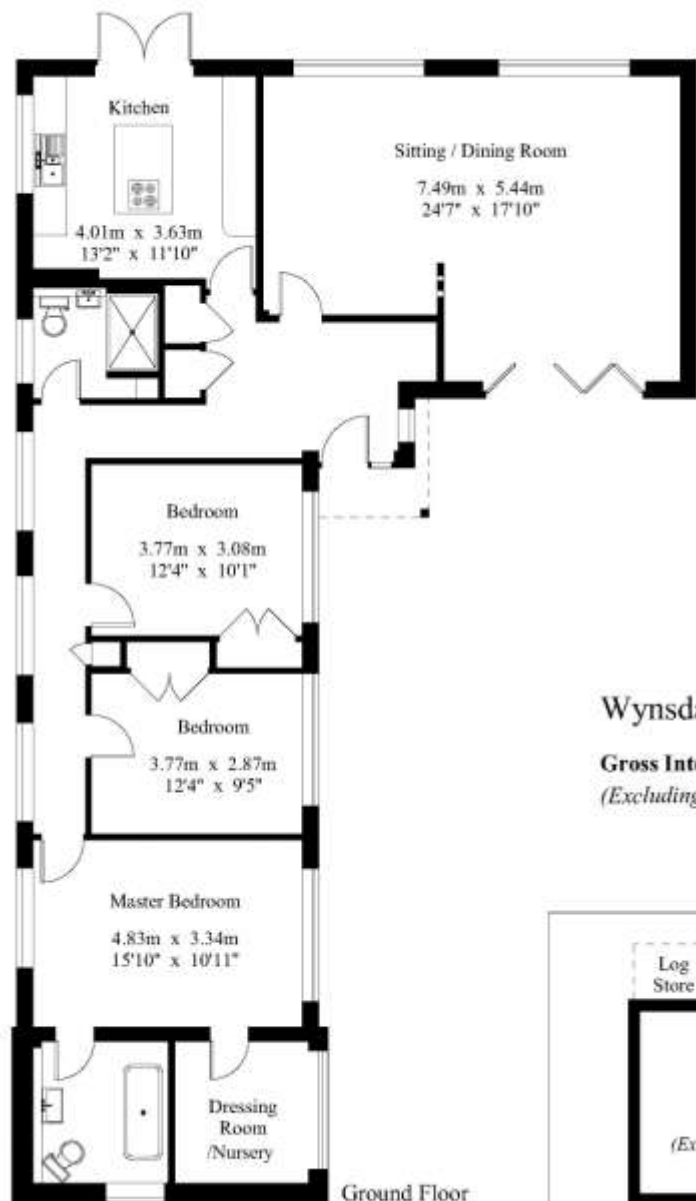












## Wynsdale

**Gross Internal Area : 137.1 sq.m (1475 sq.ft.)**  
(Excluding Garage)



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# Energy Performance Certificate



Wynsdale, Chicks Lane, Kilndown, CRANBROOK, TN17 2RS

Dwelling type: Detached bungalow Reference number: 8405-7226-1710-3927-6966  
Date of assessment: 13 August 2015 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 13 August 2015 Total floor area: 120 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

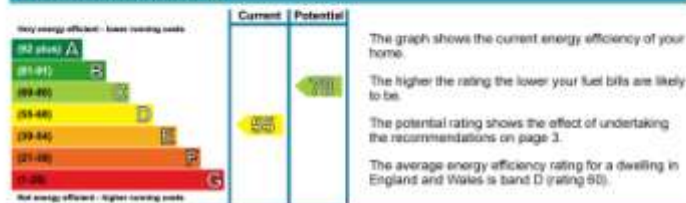
Estimated energy costs of dwelling for 3 years:	£ 3,706
Over 3 years you could save:	£ 1,230

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	You could save £ 1,230 over 3 years
Heating	£ 3,069 over 3 years	£ 1,985 over 3 years	
Hot Water	£ 429 over 3 years	£ 282 over 3 years	
<b>Totals</b>	<b>£ 3,706</b>	<b>£ 2,476</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. Cavity wall insulation	£300 - £1,000	£ 726	✓
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 354	✓
3. Solar water heating	£4,000 - £8,000	£ 150	✓

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/havingenergy](http://www.direct.gov.uk/havingenergy) 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.

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## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

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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