

BENENDEN

KENT



Cranbrook Road, Benenden, Kent TN17 4ES

Filled with light, this spacious bungalow offers flexible accommodation, sitting in the middle of its own garden and is located within the sought after village of Benenden.

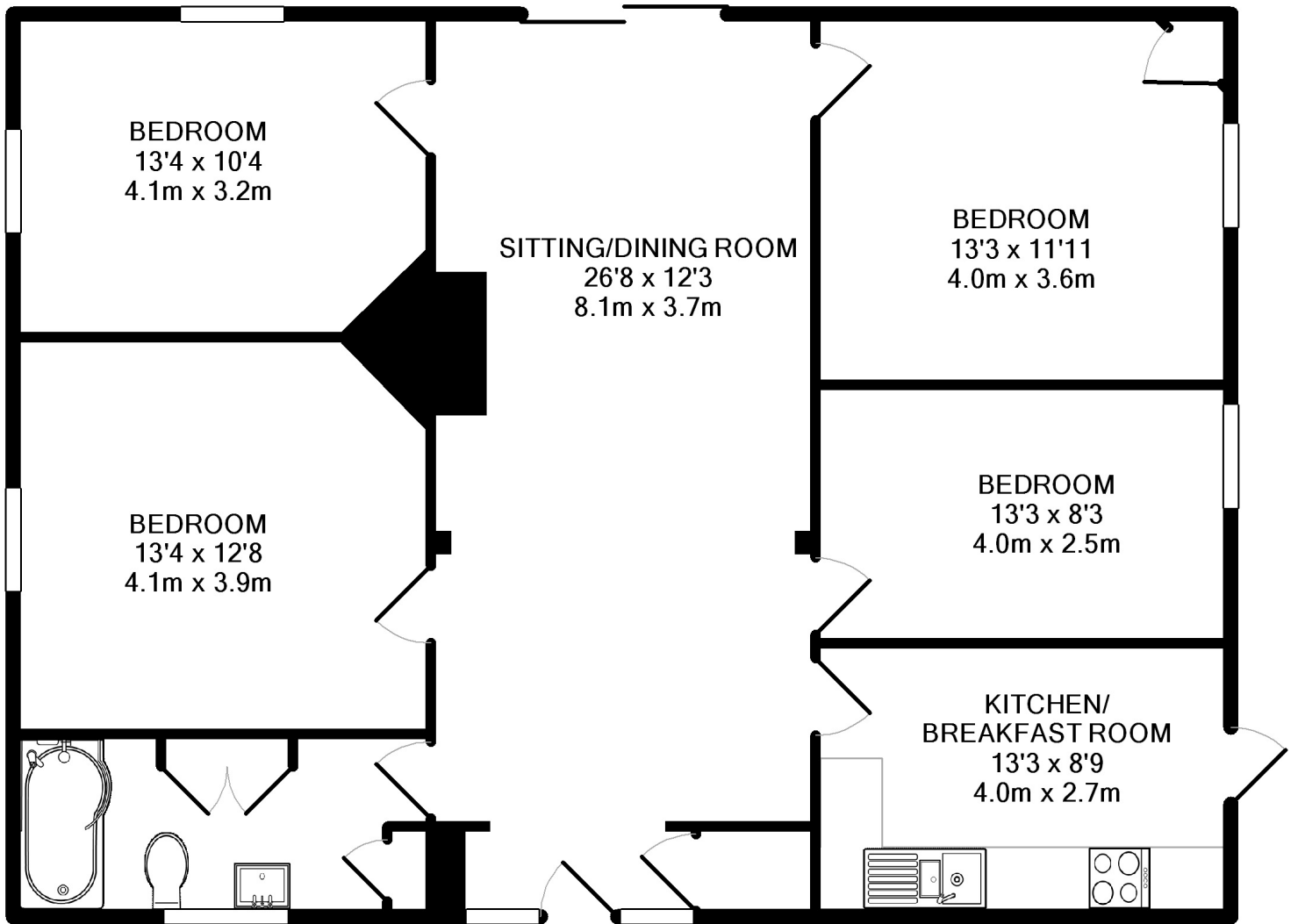
In its current configuration the bungalow consists of a double aspect sitting/dining room, a kitchen/breakfast room with door to the garden, four double bedrooms and a family bathroom.

Outside a meandering drive leads from a gated entrance past a delightful pond to the front door. The gardens and grounds of approximately 0.7 acres wrap around the property and are laid predominantly to lawn interspersed with a number of mature trees.

The property is within walking distance of the village amenities and also benefits from being located within the much sought after Cranbrook School Catchment Area.

- Bungalow with Development Potential
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Four Double Bedrooms
- Family Bathroom
- Enclosed Gardens
- Off Road Parking and Garage
- Walking Distance to Village Centre
- Cranbrook School Catchment Area





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1101.1SQ.FT. (102.3SQ.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

Lake House, Cranbrook Road, Benenden, CRANBROOK, TN17 4ES

Dwelling type: Detached bungalow
 Date of assessment: 02 March 2017
 Date of certificate: 03 March 2017
 Reference number: 0355-2802-7570-9303-0751
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 111 m²

Use this document to:

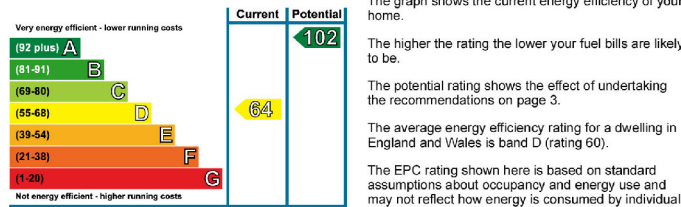
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,186
Over 3 years you could save	£ 978

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 228 over 3 years	
Heating	£ 2,523 over 3 years	£ 1,758 over 3 years	
Hot Water	£ 324 over 3 years	£ 222 over 3 years	
Totals	£ 3,186	£ 2,208	

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



SERVICES

Mains electricity, gas and water. Shared private 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.

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	£500 - £1,500	£ 543	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 237	
3 Low energy lighting for all fixed outlets	£35	£ 99	

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 make your home warmer and cheaper to run.



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