

CRANBROOK

KENT



Goudhurst Road Cranbrook Kent TN17 2LH

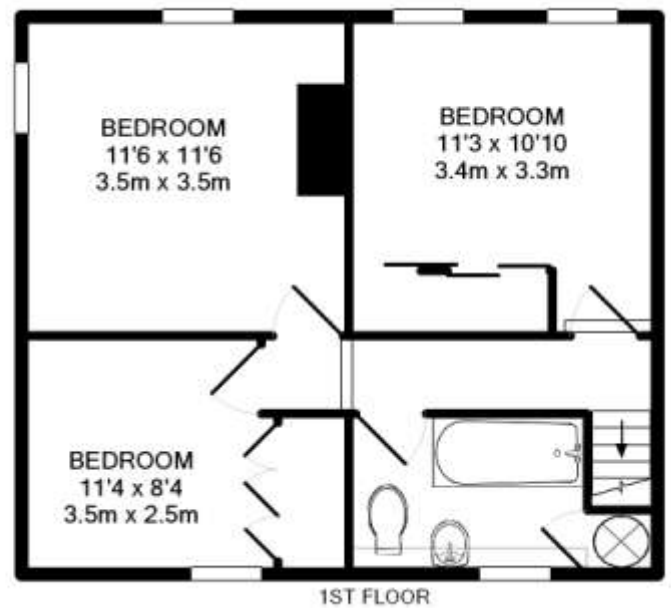
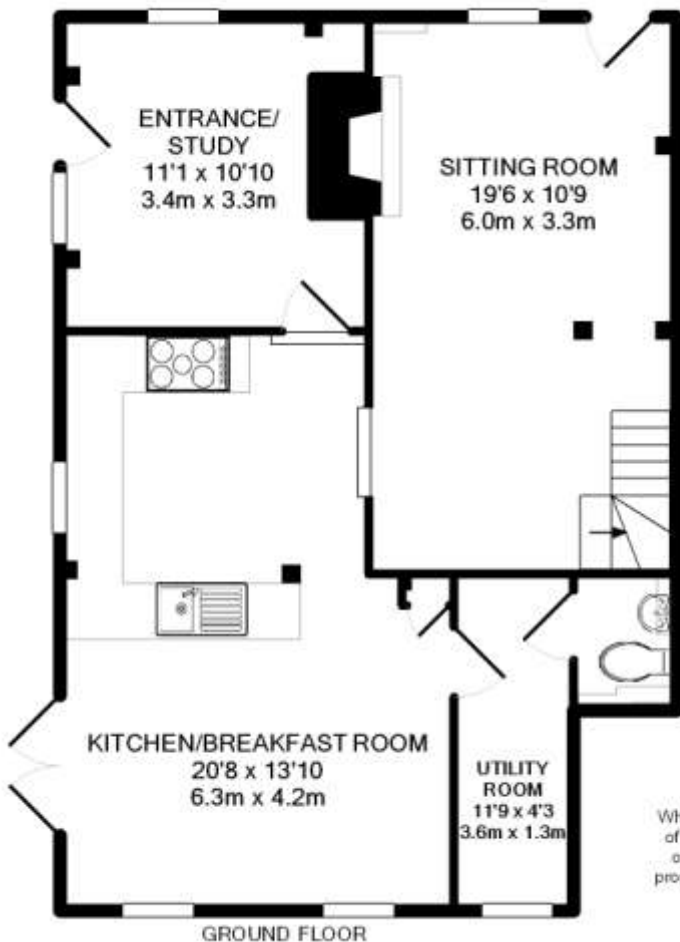
Located on the outskirts of the much sought after Wealden town of Cranbrook, this charming cottage is believed to date from the late 19th century with later additions.

Outside there is an area of off road parking with a gate leading through to the stunning gardens. The gardens wrap around the cottage and are textured with areas of lawn, paved terraces and slate chips. Mature hedges, flower beds and brick steps help to create different areas of interest, with raised beds ideal as a vegetable garden.

- Charming Attached Period Cottage
- Sitting Room with Log Burning Stove
- Entrance Hall/Study
- Kitchen/Breakfast/Dining Room
- Utility Room and Cloakroom
- Master Bedroom
- Two Further Double Bedrooms
- Family Bathroom
- Delightful Gardens
- Off Road Parking
- Convenient Location
- Cranbrook School Catchment Area







TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1050.6SQ.FT. (97.6SQ.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 Pound Cottages, Goudhurst Road, CRANBROOK, TN17 2LH

Dwelling type: End terrace house
 Date of assessment: 25 August 2016
 Date of certificate: 25 August 2016
 Reference number: 2368-7023-7288-4966-8954
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 104 m²

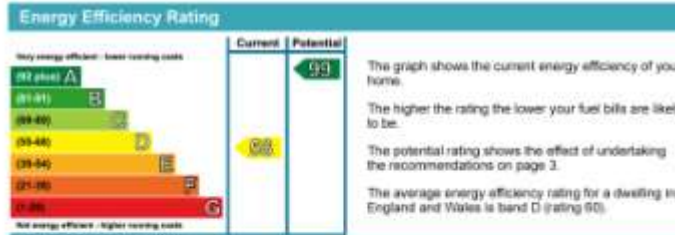
Use this document to:

- 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:	£ 2,748
Over 3 years you could save	£ 849

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 201 over 3 years	
Heating	£ 1,854 over 3 years	£ 1,431 over 3 years	
Hot Water	£ 579 over 3 years	£ 267 over 3 years	
Totals	£ 2,748	£ 1,899	

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.



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	£ 136	
2 Low energy lighting for all fixed outlets	£40	£ 93	
3 Replace boiler with new condensing boiler	£2,200 - £3,500	£ 496	

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.green-deal.gov.uk/askenergy or call 0300 123 1234 (Monday to Friday). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



SERVICES

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

Right of Way

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.



The Corner House, Stone Street
 Cranbrook, Kent TN17 3HE
 Tel: 01580 715400
 Fax: 01580 715122
 Email: enquiries@harpersandhurlingham.com
 Web: www.harpersandhurlingham.com

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