

BENENDEN

KENT



Benenden
Kent
TN17 4EG

Occupying a convenient location in the sought after village of Benenden, this charming, deceptively spacious, red brick and tile hung cottage enjoys a fair size garden and off road parking.

The accommodation consists of a sitting room with log burning stove, a conservatory/dining room, a fitted kitchen and a bathroom on the ground floor.

On the first floor there are two double bedrooms, a bedroom/study and a W.C. Steps lead to an attic bedroom.

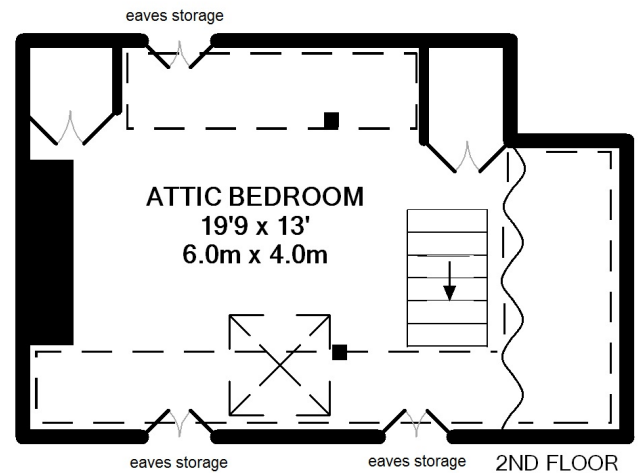
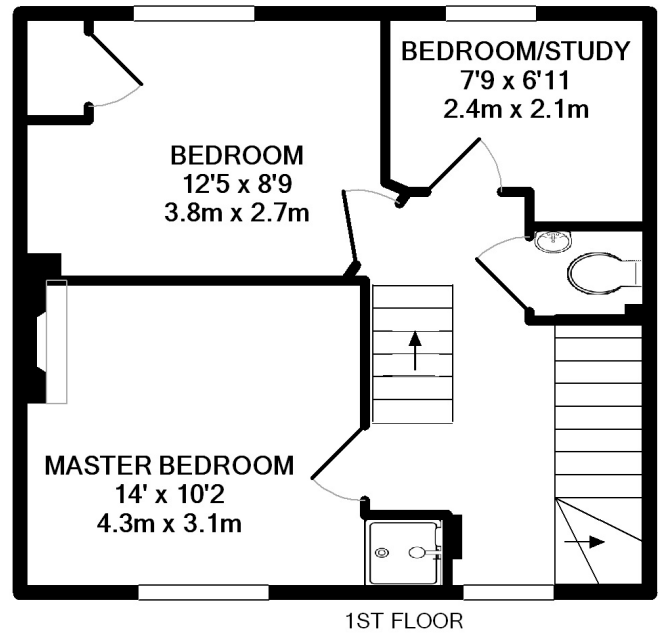
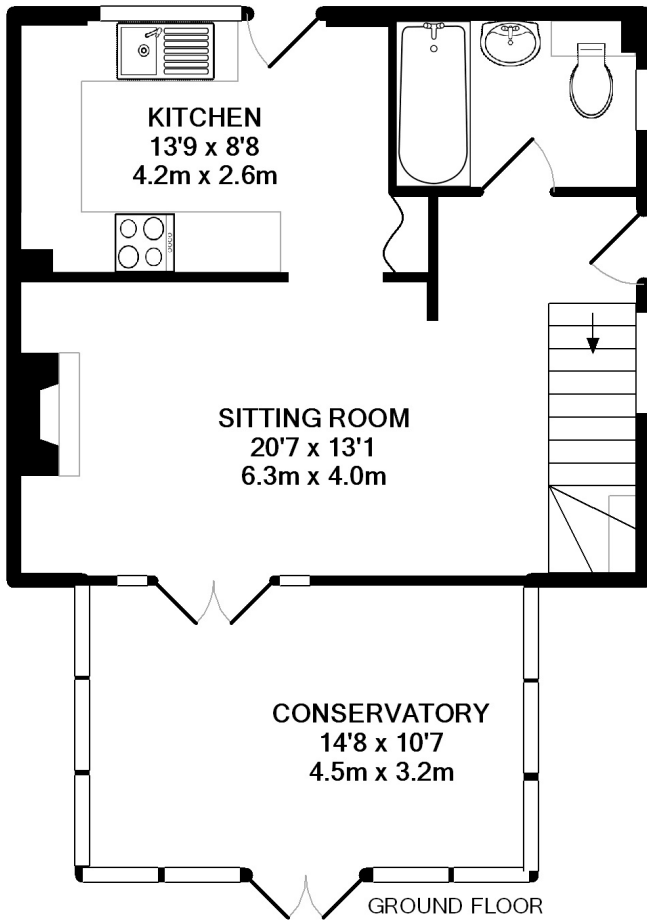
Outside there is off road parking and gardens to the front and rear both enclosed with mature hedging. Both gardens are laid to lawn with the rear garden enjoying areas of terracing.

- Charming Red Brick and Tile Cottage
- Sitting Room with Log Burning Stove
- Conservatory/Dining Room
- Fitted Kitchen with Door to Garden
- Master Bedroom with Shower
- Double Bedroom
- Bedroom/Study
- Attic Double Bedroom
- Bathroom and W.C.
- Delightful Enclosed Gardens
- Off Road Parking
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1086.1SQ.FT. (100.9SQ.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

Made with Metropix ©2017

Energy Performance Certificate

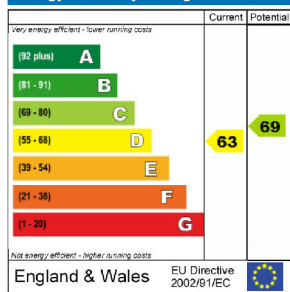


2, Pullington Cottages
Benenden
CRANBROOK
TN17 4EG

Dwelling type: Semi-detached house
Date of assessment: 30 March 2009
Date of certificate: 30 March 2009
Reference number: 0552-2890-6570-0971-0391
Total floor area: 91 m²

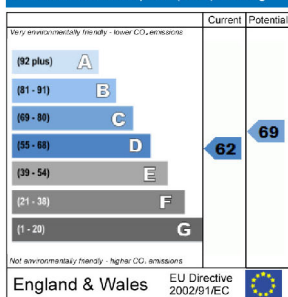
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	278 kWh/m ² per year	230 kWh/m ² per year
Carbon dioxide emissions	3.9 tonnes per year	3.2 tonnes per year
Lighting	£59 per year	£41 per year
Heating	£532 per year	£466 per year
Hot water	£93 per year	£82 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Page 1 of 6



SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

H&H

HARPERS AND HURLINGHAM

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

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

H1013 Printed by Ravensworth 01670 713330