

THE COMMON, CRANBROOK

KENT



The Common, Cranbrook Kent TN17 2AD

On the open market for the first time since it was built in 1935, this attached bungalow sits in the middle of its plot and backs onto open countryside. The bungalow occupies a convenient location between Cranbrook and Staplehurst and is within easy access of the mainline station at Staplehurst.

The accommodation consists of a sitting/dining room with doors opening onto the garden, a fitted kitchen, a bathroom and separate w.c. There is also a master bedroom with bay window and two further double bedrooms.

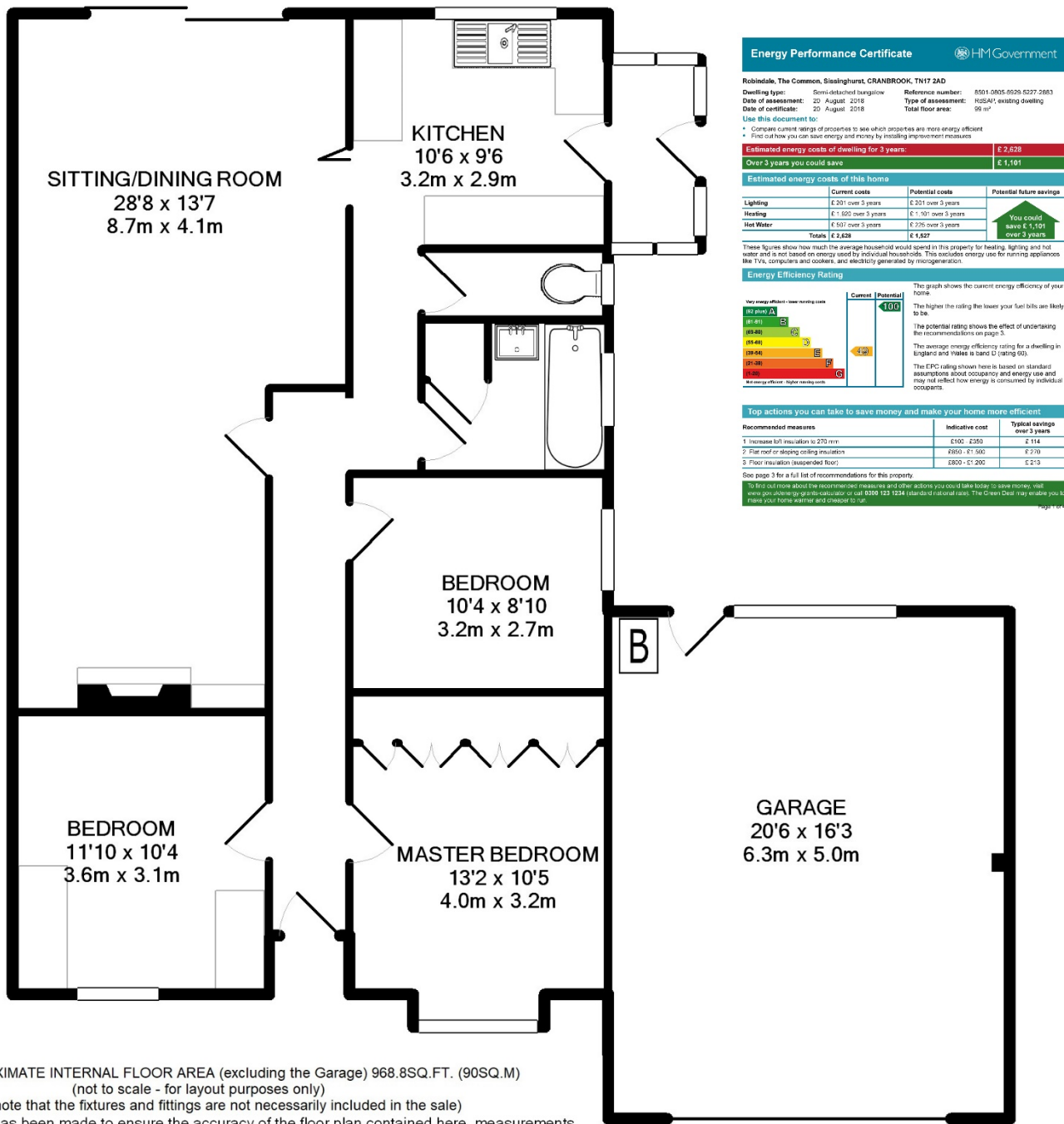
Outside a drive leads to the double garage which is attached to the bungalow and could possibly be incorporated into the accommodation subject to the necessary planning permission. The garden to the rear is currently utilised as a vegetable garden and has two greenhouses and a garden store.

- Attached Bungalow with Views
- Sitting/Dining Room
- Fitted Kitchen
- Master Bedroom
- Two Further Double Bedrooms
- Bathroom and Separate W.C.
- Double Garage
- Good Size Garden to Front and Rear
- Two Greenhouses and Garden Store
- Cranbrook School Catchment Area









Energy Performance Certificate

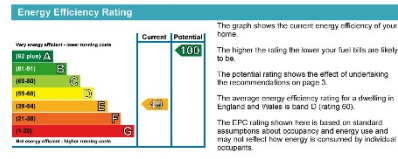
Robinsdale, The Common, Sissinghurst, CRANBROOK, TN17 2AD
 Dwelling type: Semi-detached bungalow Reference number: R501-0005-6026-6327-2683
 Date of assessment: 20 August 2018 Type of assessment: NGBA1 existing dwelling
 Date of certificate: 20 August 2018 Total floor area: 96 m²

Use this document to:
 • Compare current energy costs 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	£ 2,628
Over 3 years you could save	£ 1,101

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 1,620 over 3 years	£ 1,101 over 3 years	
Hot Water	£ 807 over 3 years	£ 726 over 3 years	
Totals	£ 2,628	£ 1,627	

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 heating appliances like TVs, computers and cookers, and 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
1 Increase loft insulation to 270 mm	£100 - £350	£ 114
2 Flat roof or sloping ceiling insulation	£950 - £1,500	£ 270
3 Floor insulation (suspended floor)	£800 - £1,200	£ 213

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 look to save money, visit www.gov.uk/energy-guidance or call 0300 723 1234 (lands of national parks). The Green Deal may enable you to fund your home warmer and cheaper to run.

TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding the Garage) 968.8SQ.FT. (90SQ.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



SERVICES

Mains electricity, water and drainage. Oil fired central heating. Please note that mains gas is available in the road but has not been connected at the property.

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.

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