

CRANBROOK

KENT



1 Willesley Gardens Cranbrook Kent TN17 2EU

This spacious bungalow provides versatile accommodation in charming partially walled gardens and is conveniently located within walking distance of the centre of the sought after Wealden Town of Cranbrook.

The accommodation consists of an entrance hall, sitting room, living room which could be a bedroom, kitchen/dining/family room, utility room, master bedroom with ensuite bathroom, double bedroom and family shower room.

Outside a gate opens onto a driveway providing ample off road parking. The partially walled garden is laid to lawn with well stocked flower and shrub beds, a terrace and a vegetable garden.

- Spacious Bungalow on Edge of Town
- Sitting Room
- Living Room with Doors to Garden
- Kitchen/Dining/Family Room
- Cloakroom
- Master Bedroom with Ensuite
- Further Double Bedroom
- Family Shower Room
- Charming Partially Walled Garden
- Garage/Store and Off Road Parking
- Cranbrook School Catchment Area





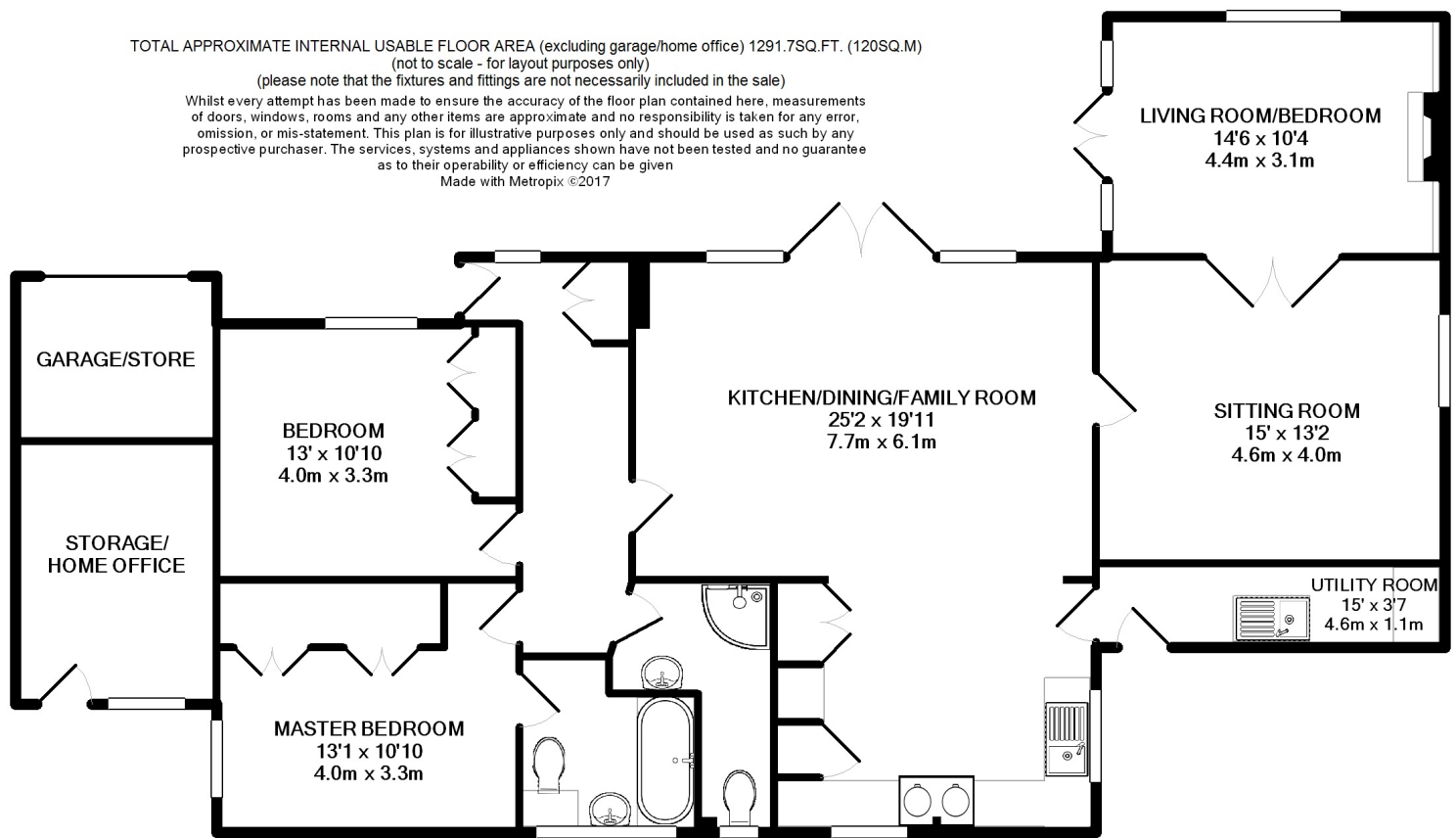


TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding garage/home office) 1291.7SQ.FT. (120SQ.M)
(not to scale - for layout purposes only)

(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



Broad Oak Willesley Gardens, Waterloo Road, CRANBROOK, TN17 2EU

Dwelling type: Detached bungalow
 Date of assessment: 05 May 2016
 Date of certificate: 09 May 2016
 Reference number: 0158-8096-6215-7426-5970
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 127 m²

Use this document to:

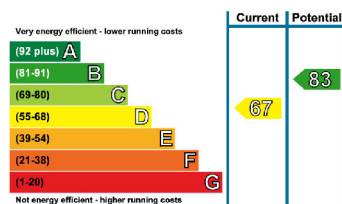
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,258
Over 3 years you could save	£ 756

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 444 over 3 years	£ 240 over 3 years	
Heating	£ 2,469 over 3 years	£ 2,028 over 3 years	
Hot Water	£ 345 over 3 years	£ 234 over 3 years	
Totals	£ 3,258	£ 2,502	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 Increase loft insulation to 270 mm	£100 - £350	£ 141	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 330	✓
3 Low energy lighting for all fixed outlets	£55	£ 174	✓

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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SERVICES

Mains electricity, gas, water and drainage.

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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