

CRANBROOK

KENT



Goudhurst Road, Cranbrook Kent TN17 2PT

Conveniently located on the outskirts of Cranbrook, this deceptively spacious Victorian end of terrace cottage offers accommodation set over three floors as well as a cellar. There is ample off road parking with steps leading to an elevated enclosed garden.

The accommodation consists of a sitting room with log burning stove, a double aspect dining room, stunning vaulted kitchen/breakfast/family room, a utility room and cloakroom on the ground floor.

From the kitchen, steps and a slide lead to the cellar with natural light.

On the first floor there are two double bedrooms and a family bath and shower room.

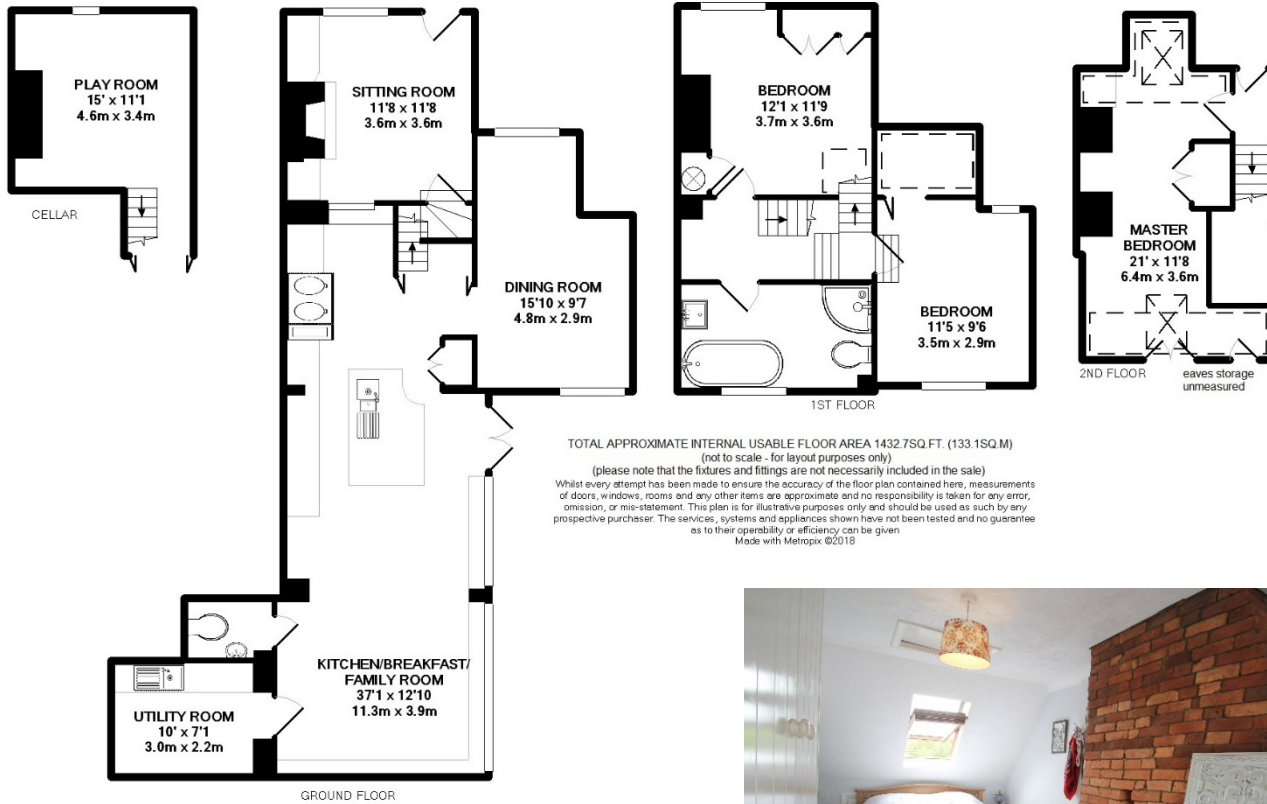
Stairs lead to the second floor master bedroom.

- Deceptively Spacious Victorian Cottage
- Sitting Room with Log Burning Stove
- Double Aspect Dining Room
- Vaulted Kitchen/Breakfast/Family Room
- Cellar with Natural Light
- Master Bedroom
- Two Further Bedrooms
- Family Bath and Shower Room
- Elevated Enclosed Garden
- Ample Gated Off Road Parking
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1432.7SQ.FT. (133.1SQ.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



3 Heathwood Cottages, Goudhurst Road, CRANBROOK, TN17 2PT

Dwelling type: End-terrace house Reference number: 8702-6005-9020-3597-5883

Date of assessment: 10 August 2018 Type of assessment: RdSAP, existing dwelling

Date of certificate: 10 August 2018 Total floor area: 127 m²

Use this document to:

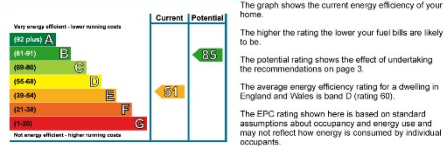
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,590
Over 3 years you could save	£ 1,056

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	
Heating	£ 3,480 over 3 years	£ 2,370 over 3 years	
Hot Water	£ 870 over 3 years	£ 390 over 3 years	
Totals	£ 4,590	£ 3,024	You could save £ 1,056 over 3 years

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 381
2 Floor insulation (suspended floor)	£800 - £1,200	£ 282
3 Solar water heating	£4,000 - £6,000	£ 396

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.





SERVICES

Mains electricity, water and drainage. Log burner provides central heating.

Tunbridge Wells Borough Council - Council Tax Band C

Cottage enjoys right of access across neighbouring property.

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

H&H
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H1013 Printed by Ravensworth 01670 713330