

# STAPLEHURST

KENT



## Station Road, Staplehurst Kent TN12 0QG

This striking Victorian home offers spacious family accommodation and exhibits period features throughout from high ceilings and picture rails to wooden floors and wrought iron fireplaces. The property is conveniently situated within walking distance of the mainline station and the village centre at Staplehurst.

The accommodation consists of an entrance hall, a sitting room with fireplace and bay window, a family room with fireplace, dining room leading through to the kitchen and a cloakroom on the ground floor.

On the first floor there is a master bedroom, two further bedrooms and a family bathroom with a further double bedroom and attic storage on the second floor.

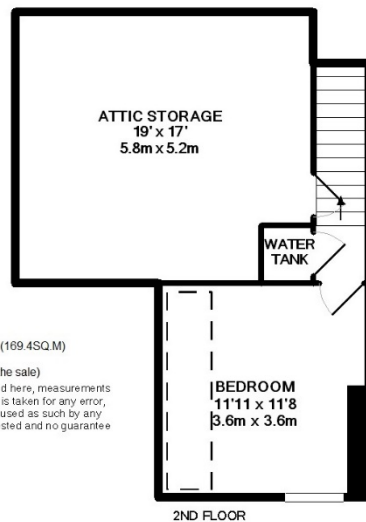
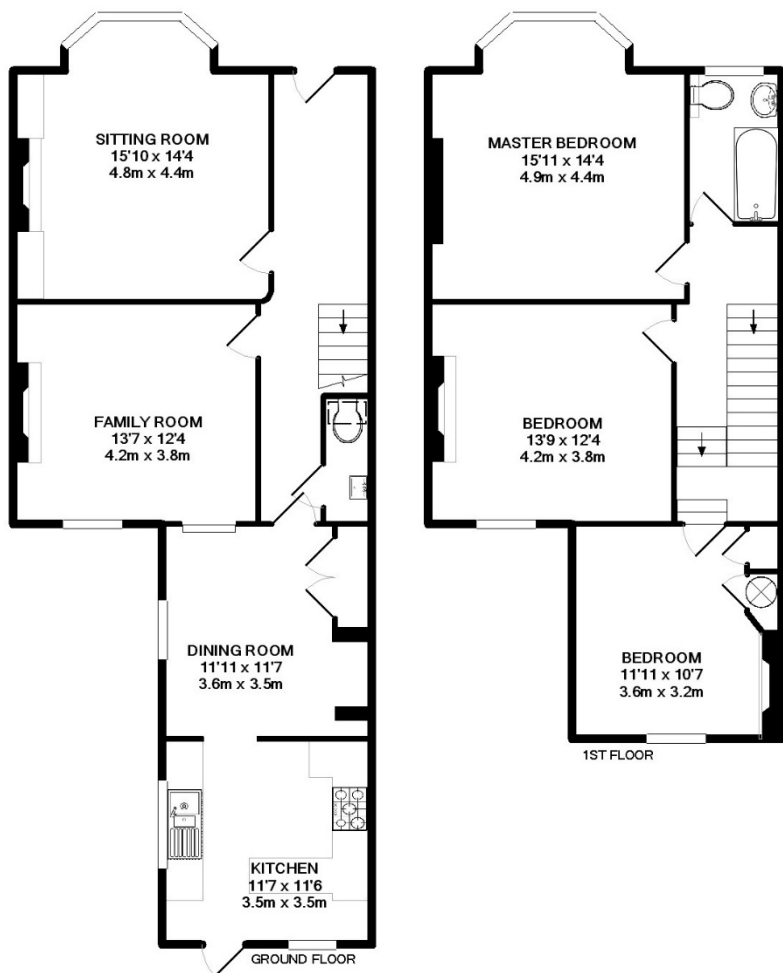
Outside there is off road parking to the front of the property. The garden to the rear is laid to lawn with a paved terrace and mature hedging. At the end of the garden is access to the detached double garage.

- Striking Attached Victorian Home
- Sitting Room with Fireplace
- Family Room with Fireplace
- Kitchen and Dining Room
- Master Bedroom
- Three Further Bedrooms, Bathroom
- Enclosed Garden with Terrace
- Double Garage and Off Road Parking
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1823.4SQ.FT. (169.4SQ.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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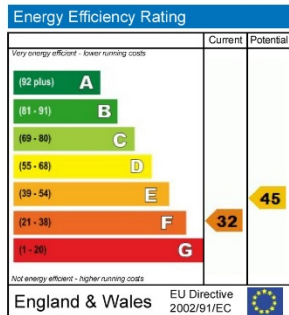
## Energy Performance Certificate



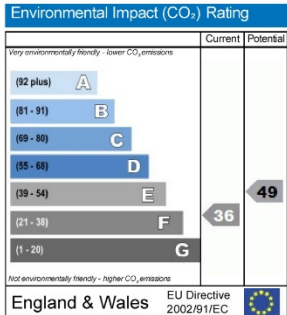
Holt Lea  
Station Road  
Staplehurst  
TONBRIDGE  
TN12 0QG

Dwelling type: Semi-detached house  
Date of assessment: 14 December 2009  
Date of certificate: 14-Dec-2009  
Reference number: 8199-6747-6020-4996-4213  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 157 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.



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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.



### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	471 kWh/m <sup>2</sup> per year	356 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	11 tonnes per year	7.8 tonnes per year
Lighting	£158 per year	£ 87 per year
Heating	£1804 per year	£ 1414 per year
Hot water	£186 per year	£ 146 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



## SERVICES

Mains electricity, gas, water and drainage.

Maidstone Borough Council - Council Tax Band F

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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