



'Our Focus Determines Your Reality'



Waterloo Road
Cranbrook
Kent
TN17 2EU



Entrance Hall * Drawing Room * Sitting Room * Conservatory
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Double Bedrooms
Family Bathroom

Delightful Mature Garden * Ample Off Road Parking



STRIKING DETACHED FAMILY HOME

Occupying a tucked away position, this striking detached property has recently undergone extensive internal renovations and provides a comfortable family home.

Presented in immaculate condition throughout, the accommodation consists of an entrance hall leading to a drawing room with doors to a conservatory, a sitting room, a kitchen/breakfast room, utility room and cloakroom on the ground floor. On the first floor there is a principal bedroom with ensuite shower room, three further double bedrooms and a family bathroom.

The attractive well-stocked garden wraps around the property and is laid predominantly to lawn with a mature hedgerow border and trees. A paved terrace is ideal for enjoying the garden. There is ample off road parking.

The property is conveniently located within walking distance of the renowned Cranbrook School and the Town Centre.



CRANBROOK

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

SCHOOLS AND CONNECTIONS

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

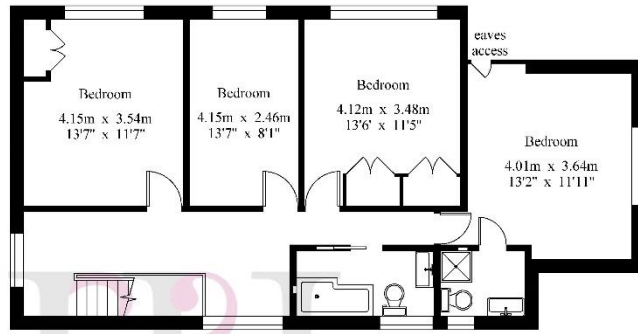
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



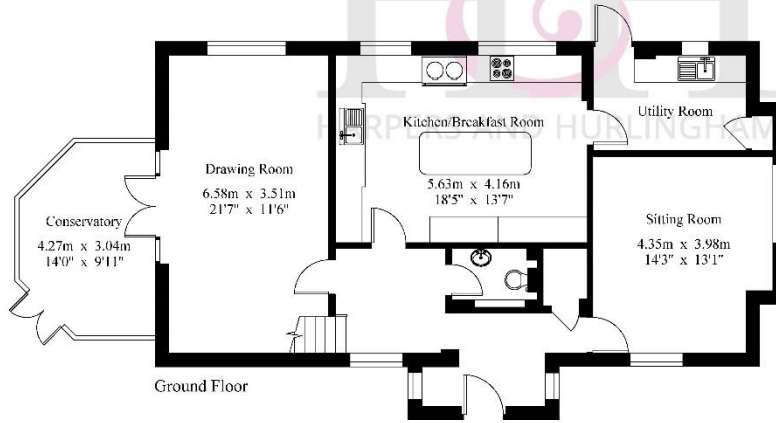
Weavers Holt

Gross Internal Area : 184.9 sq.m (1,990 sq.ft.)

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First Floor



Ground Floor



Energy Performance Certificate HM Government

Weavers Holt, Waterloo Road, CRANBROOK, TN11 2EU

Dwelling type: Detached house Reference number: 0748-5048-0274-7374-0654
 Date of assessment: 04 April 2014 Type of assessment: RDSA1, existing dwelling
 Date of certificate: 04 April 2014 Total floor area: 175 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:	£ 4,893
Over 3 years you could save:	£ 951

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 237 over 3 years	You could save £ 951 over 3 years
Heating	£ 4,092 over 3 years	£ 3,297 over 3 years	
Hot Water	£ 423 over 3 years	£ 376 over 3 years	
Totals	£ 4,893	£ 3,912	

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 oasters, and electricity generated by micro-generation.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
92-100 (A)	73 (D)	92 (C)
81-91 (B)		
69-80 (C)		
55-68 (D)		
39-54 (E)		
21-38 (F)		
1-20 (G)		

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 below 69 (D).
 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
1. Floor insulation	£800 - £1,200	£ 218
2. Low energy lighting for all fixed outlets	£65	£ 214
3. Heating controls (thermostatic radiator valves)	£360 - £450	£ 192

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.europeanenergy-advices.org.uk or call freephone 0800 544822. The Green Deal only allows you to make your home warmer and cheaper to run.

SERVICES

All mains utilities connected. Gas fired central heating.

Right of way to electricity substation. Neighbour has right of access to their drive. Private road.

Tunbridge Wells Borough Council - Council Tax Band G

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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