

CRANBROOK

KENT



Cranbrook Kent TN17 3LX

Occupying a corner plot within a popular estate in walking distance of the Town Centre of Cranbrook, this detached bungalow sits in the centre of its gardens.

The accommodation consists of a triple aspect sitting/dining room with doors leading to the conservatory, a fitted kitchen, two double bedrooms and a family shower room.

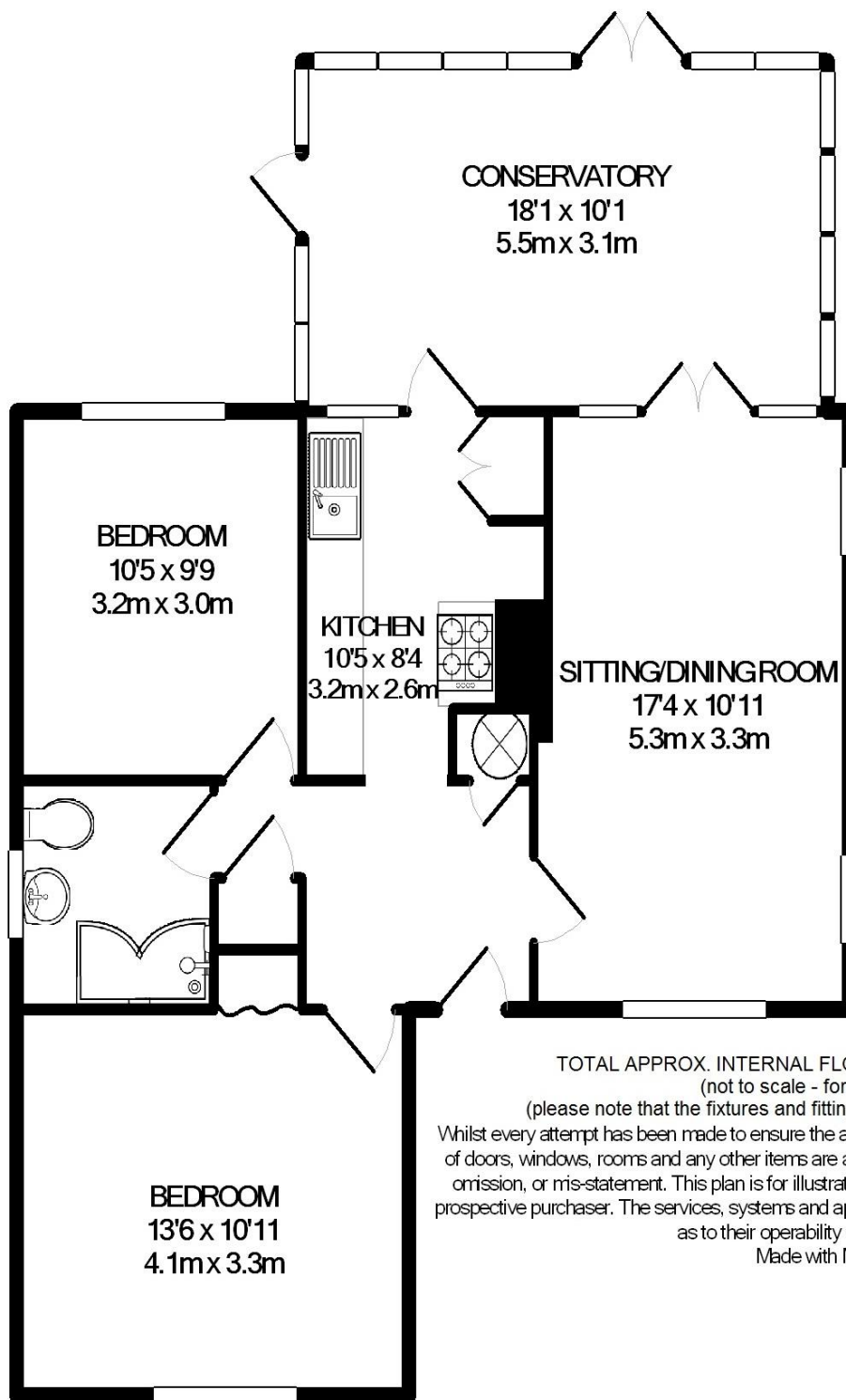
Outside the well stocked gardens wrap around the property with the garden to the rear enclosed with wooden fencing and the garden to the front bordered with a mature hedge. A paved terrace adjoins the lawn and creates a path which leads to the garage and a gate. Within the garden there is a garden store/workshop and a rose arbour.

- Detached Bungalow
- Sitting/Dining Room
- Conservatory
- Fitted Kitchen
- Two Double Bedrooms
- Family Shower Room
- Delightful Gardens with Terrace
- Garage and Off Road Parking
- Walking Distance to Town Centre
- Cranbrook School Catchment Area









TOTAL APPROX. INTERNAL FLOOR AREA 791.15SQ.FT. (73.5SQ.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



12, Wheatfield Way, CRANBROOK, TN17 3LX

Dwelling type: Detached bungalow
Date of assessment: 05 December 2013
Date of certificate: 05 December 2013

Reference number: 8557-7222-1239-7795-7906
Type of assessment: RdSAP, existing dwelling
Total floor area: 61 m²

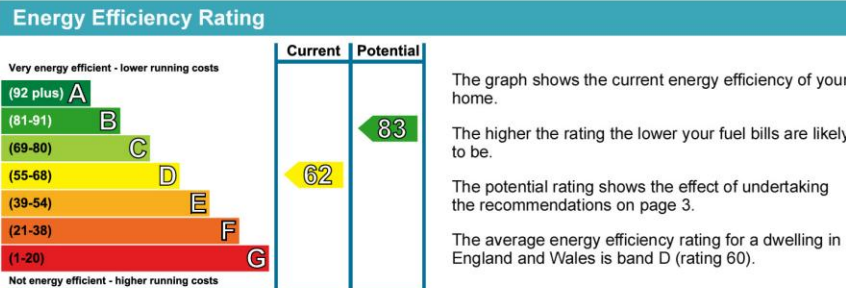
Use this document to:

- 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:	£ 2,040
Over 3 years you could save	£ 468

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	
Heating	£ 1,596 over 3 years	£ 1,242 over 3 years	
Hot Water	£ 333 over 3 years	£ 219 over 3 years	
Totals	£ 2,040	£ 1,572	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 240	
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 63	
3 Solar water heating	£4,000 - £6,000	£ 111	

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band D

A post box is located on the boundary of the property.

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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