

HAWKHURST

KENT



High Street Hawkhurst Kent TN18 4AG

Presented in immaculate order throughout, this elegant double fronted detached property occupies a convenient location in the village of Hawkhurst.

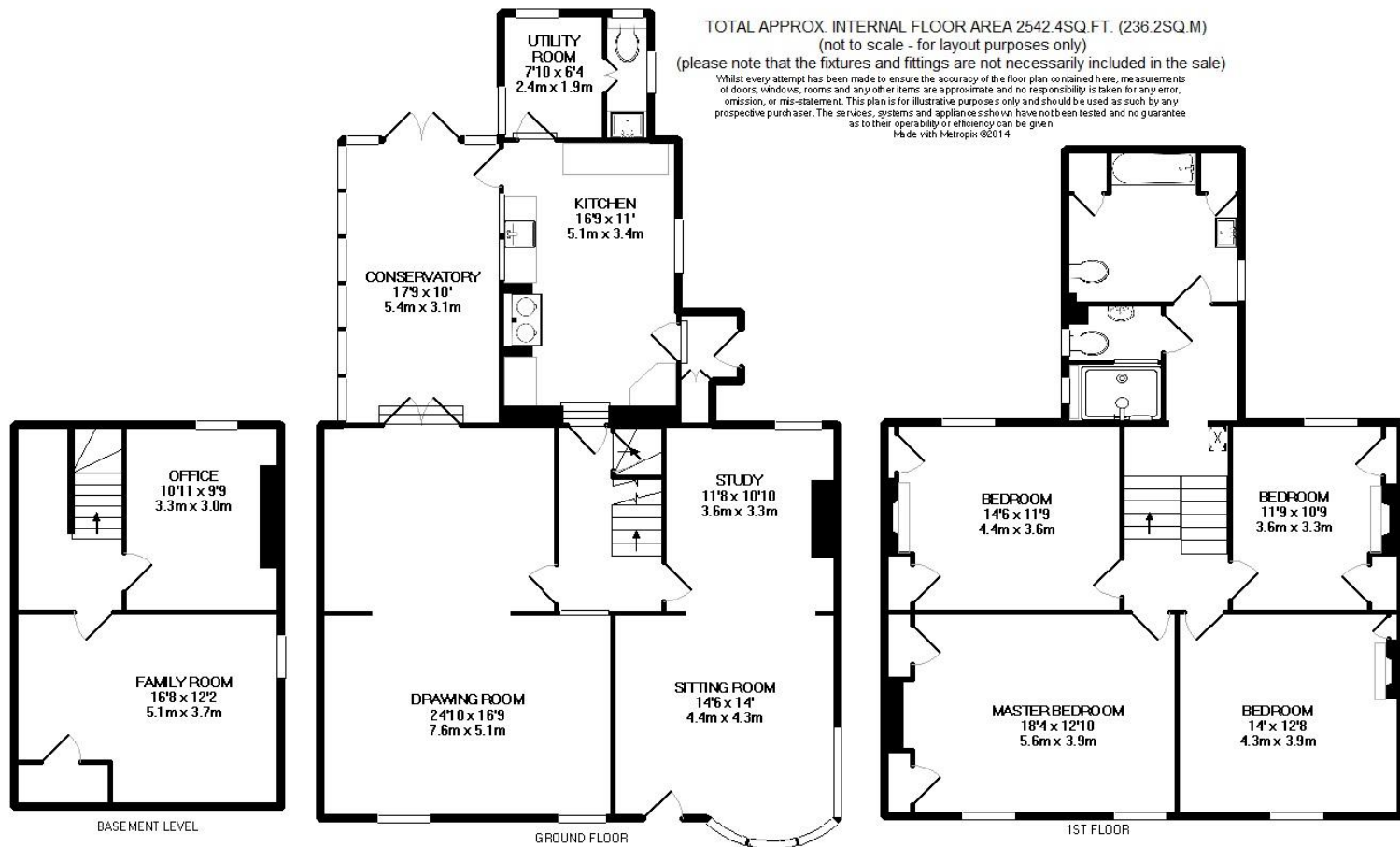
Outside there is a garage with off road parking. The enclosed gardens which wrap around the property are textured with gravel and lawn; with a variety of trees and mature, well stocked flower and shrub beds. Within the garden there is a Summer house.

- Elegant Double Fronted Property
- Drawing Room with Fireplace
- Sitting Room and Study
- Kitchen and Conservatory
- Utility Room and Cloakroom
- Two Room Cellar
- Master Bedroom
- Three Further Double Bedrooms
- Family Bathroom and Shower Room
- Well Stocked Enclosed Garden
- Garage and Off Road Parking
- Cranbrook School Catchment Area









Energy Performance Certificate



Alma House, High Street, Hawkhurst, CRANBROOK, TN18 4AG

Dwelling type: Detached house
 Date of assessment: 26 June 2014
 Date of certificate: 26 June 2014
 Reference number: 8694-6026-5350-8286-4922
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 247 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

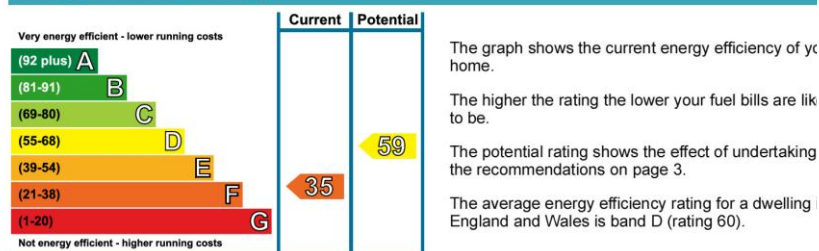
Estimated energy costs of dwelling for 3 years:	£ 10,035
Over 3 years you could save	£ 3,012

Estimated energy costs of this home

	Current costs	Potential costs	Potential future saving
Lighting	£ 534 over 3 years	£ 273 over 3 years	
Heating	£ 8,721 over 3 years	£ 6,270 over 3 years	
Hot Water	£ 780 over 3 years	£ 480 over 3 years	
Totals	£ 10,035	£ 7,023	

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.

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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,322	
2 Floor insulation	£800 - £1,200	£ 177	
3 Low energy lighting for all fixed outlets	£210	£ 210	

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 F

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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