

CRANBROOK

KENT



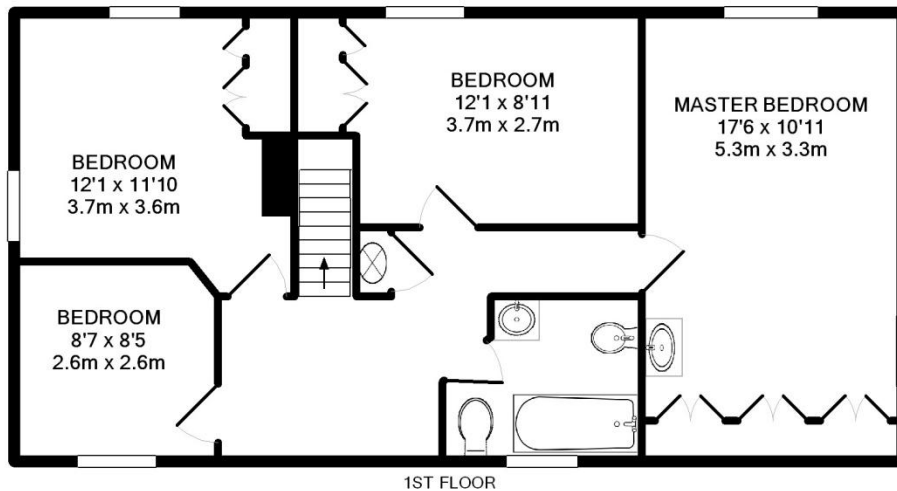
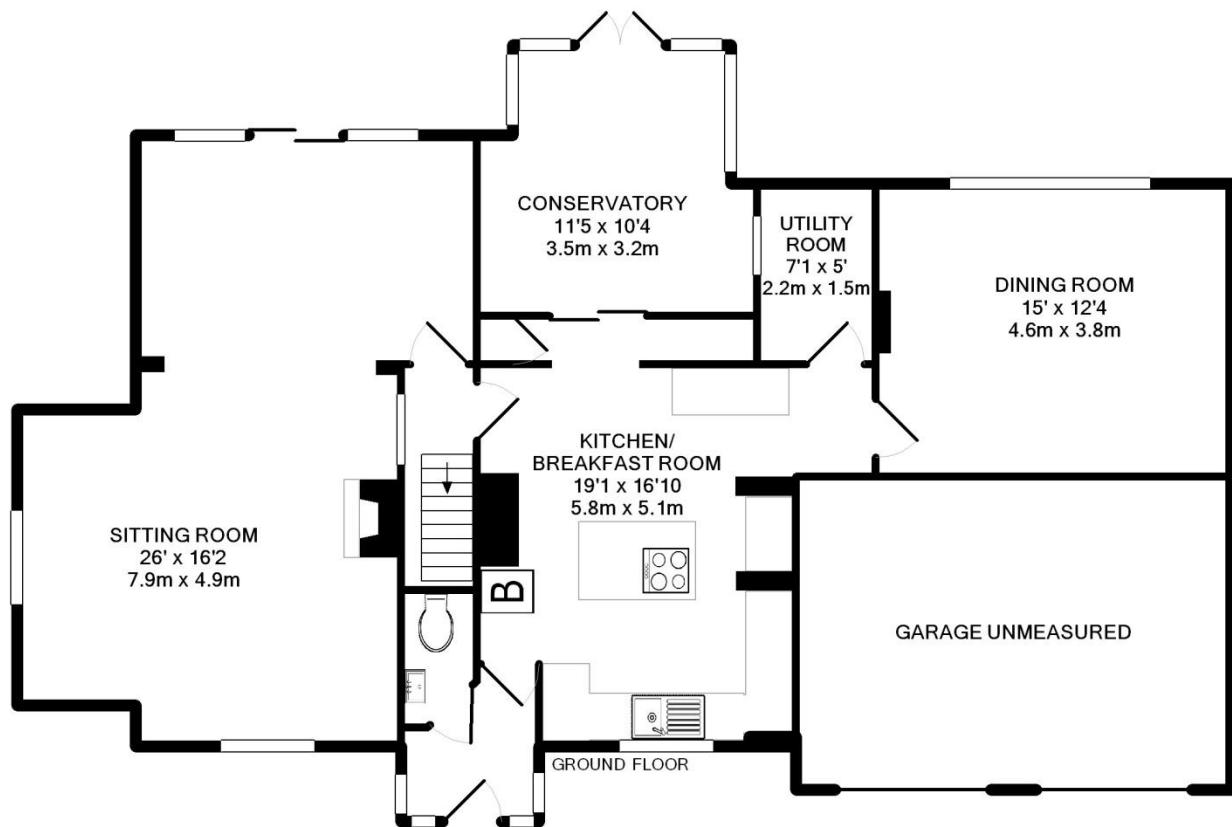
Angley Road Cranbrook Kent, TN17 2PN

On the market for the first time in 48 years, this detached family home on the outskirts of Cranbrook, is in need of modernisation and provides an excellent creative opportunity.

Outside a drive leads to the double integral garage and provides ample additional off road parking. The garden to the front is laid to lawn bordered with mature flower and shrub beds. Approximately 0.5 acres in total, the grounds extend to the rear with an area of lawn leading to a terrace. Mature trees and shrubs lead to the boundary where there is a garden store to be found.

- Detached Family Home
- In Need of Modernisation
- Triple Aspect Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Conservatory, Utility and Cloakroom
- Master Bedroom
- Three Further Bedrooms
- Family Bathroom
- Gardens of Approx. 0.5 Acres
- Double Garage and Off Road Parking
- Cranbrook School Catchment Area





TOTAL APPROX. INTERNAL FLOOR AREA (excluding Garage) 1658.7SQ.FT. (154.1SQ.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



Barnden, Angley Road, CRANBROOK, TN17 2PN

Dwelling type: Detached house

Date of assessment: 05 June 2014

Date of certificate: 05 June 2014

Reference number: 0026-2845-7366-9004-8531

Type of assessment: RdSAP, existing dwelling

Total floor area: 143 m²

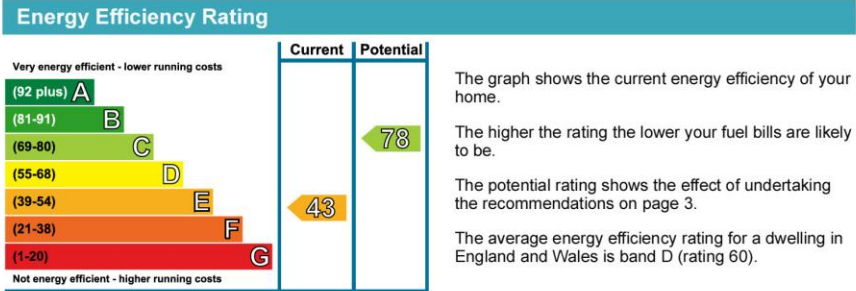
Use this document to:

- 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:	£ 6,510
Over 3 years you could save	£ 3,048

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	
Heating	£ 5,769 over 3 years	£ 2,847 over 3 years	
Hot Water	£ 528 over 3 years	£ 402 over 3 years	
Totals	£ 6,510	£ 3,462	

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,596	✓
2 Floor insulation	£800 - £1,200	£ 591	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 864	✓

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, water and drainage. Oil fired central heating.

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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