

KILNDOWN

KENT



Chicks Lane Kilndown Kent TN17 2RS

This well proportioned bungalow is situated in a sought after location within the popular village of Kilndown.

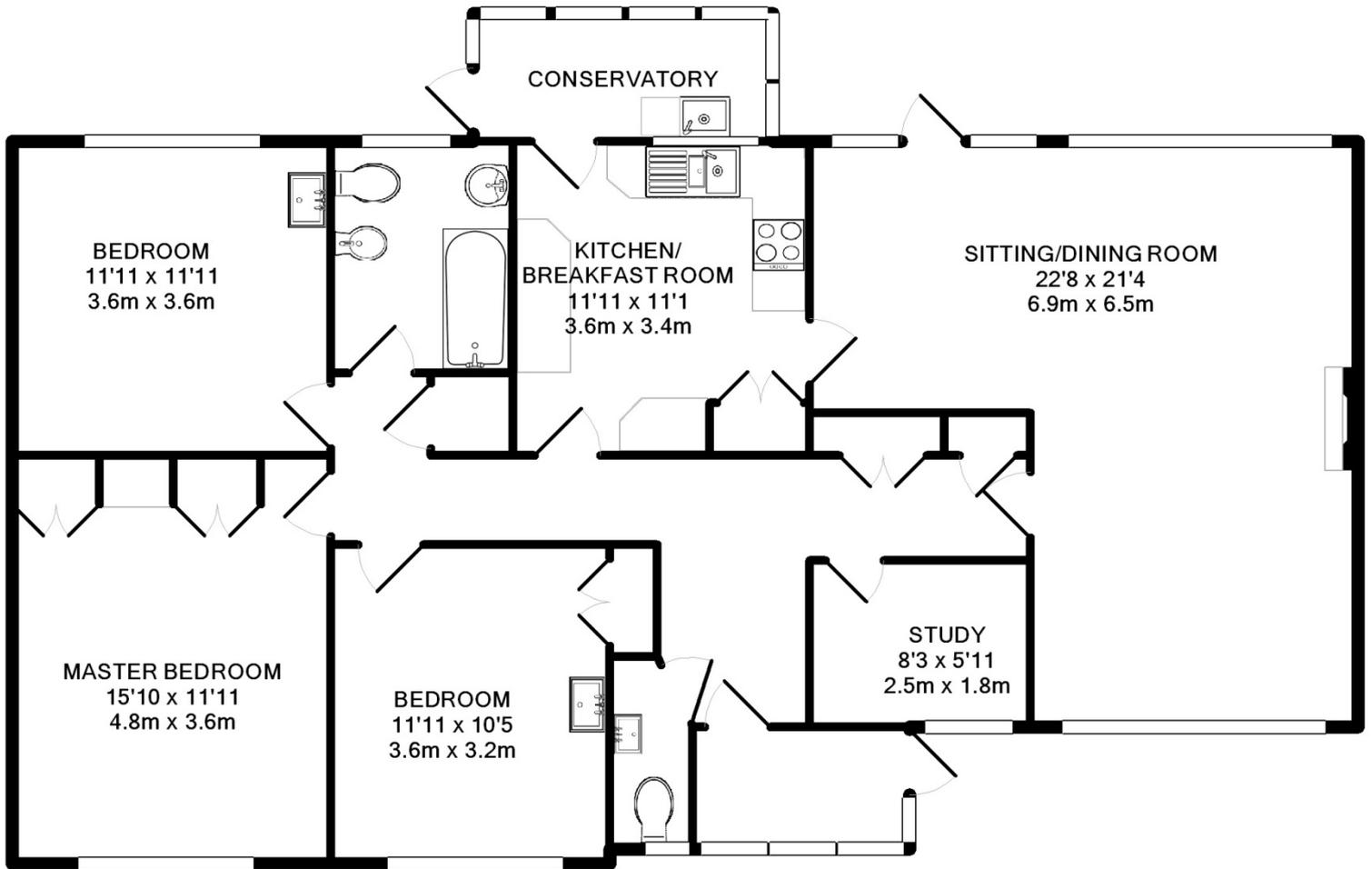
Outside the bungalow sits well within it's gardens. A drive leads to the attached garage and also provides off road parking. Lawn adjoins the drive to the front and is bordered by mature hedgerow. To the rear the pretty enclosed garden is laid predominantly to lawn with ornamental steps, a paved terrace and pond.

- Bungalow in Sought After Location
- Double Aspect Sitting/Dining Room
- Kitchen/Breakfast Room
- Conservatory/Utility Room
- Study
- Cloakroom
- Master Bedroom
- Two Further Double Bedrooms
- Family Bathroom
- Delightful Enclosed Gardens
- Garage and Off Road Parking
- Cranbrook School Catchment Area









TOTAL APPROX. INTERNAL FLOOR AREA 1319.7SQ.FT. (122.6SQ.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



Ellwood Dene, Chicks Lane, Kildown, CRANBROOK, TN17 2RS

Dwelling type: Detached bungalow **Reference number:** 0336-2815-7196-9495-2411
Date of assessment: 15 January 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 15 January 2015 **Total floor area:** 124 m²

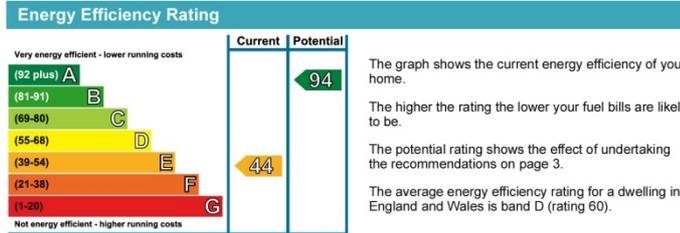
Use this document to:

- 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:	£ 5,013
Over 3 years you could save	£ 2,280

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 240 over 3 years	
Heating	£ 3,564 over 3 years	£ 2,151 over 3 years	
Hot Water	£ 1,209 over 3 years	£ 342 over 3 years	
Totals	£ 5,013	£ 2,733	

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 (solid floor)	£4,000 - £6,000	£ 546	✓
2 Increase hot water cylinder insulation	£15 - £30	£ 144	✓
3 Hot water cylinder thermostat	£200 - £400	£ 378	✓

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 E

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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