

IDEN GREEN

KENT



Mill Street Iden Green Kent TN17 4HH

Enjoying a tucked away location within the hamlet of Iden Green, this family home is believed to date back to 1982, benefits from far reaching views over the adjoining countryside.

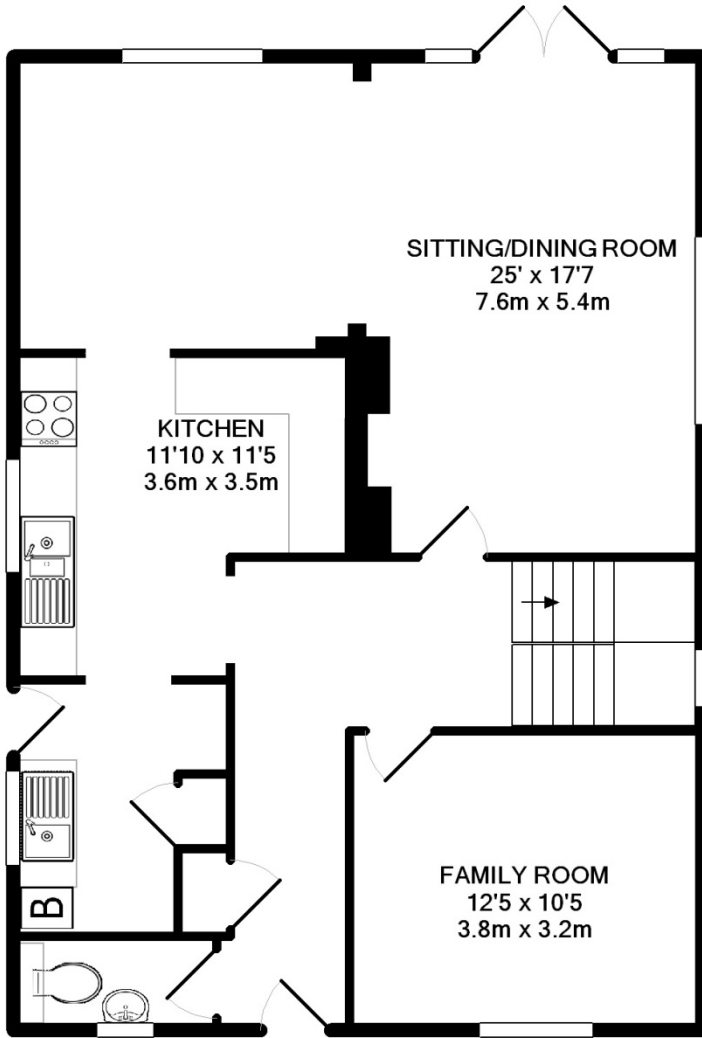
Outside an electric gate provides access to the off road parking and double garage. The garden wraps around the property and is laid predominantly to lawn with an area of terracing. Hedgerow and wooden fencing borders the garden together with mature shrub beds interspersed with mature trees.

- Tucked Away Village Property
- Sitting Room leading to Dining Room
- Family Room
- Fitted Kitchen
- Utility Room and Cloakroom
- Master Bedroom with Ensuite
- Three Further Double Bedrooms
- Family Bathroom
- Enclosed Gardens with Terrace
- Detached Double Garage
- Ample Off Road Parking
- Cranbrook School Catchment Area

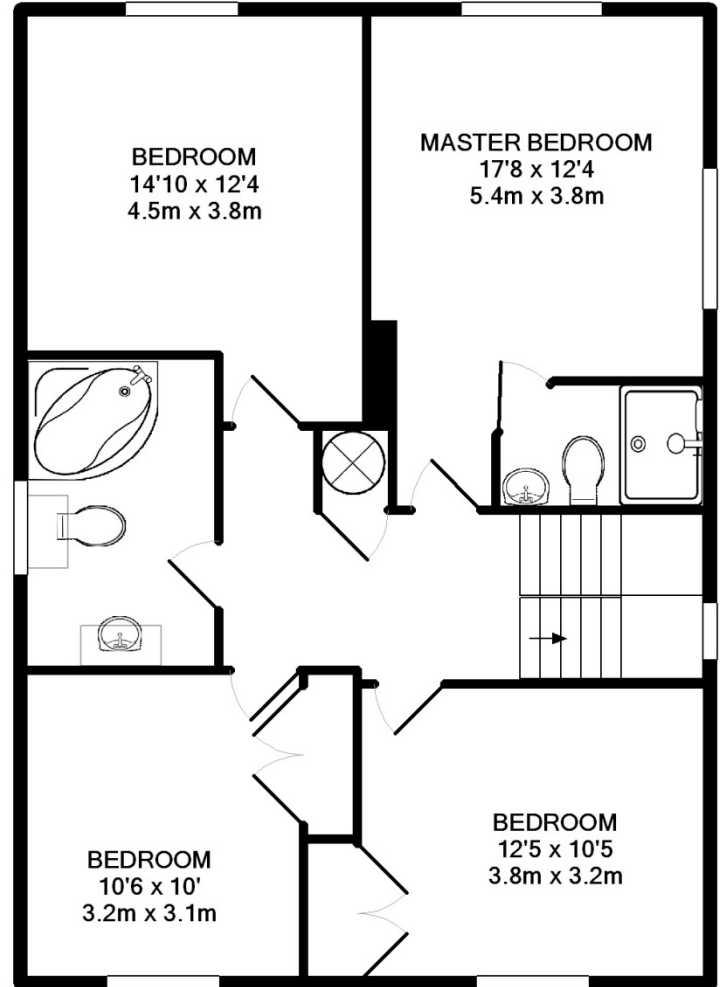








GROUND FLOOR



1ST FLOOR

TOTAL APPROX. INTERNAL FLOOR AREA 1598.4SQ.FT. (148.5SQ.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

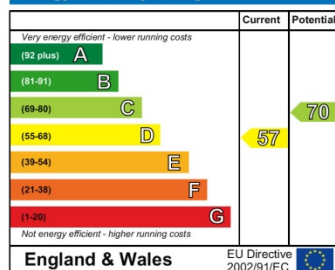


Karachelle
Mill Street
Iden Green
CRANBROOK
TN17 4HH

Dwelling type: Detached house
Date of assessment: 04 November 2008
Date of certificate: 05 November 2008
Reference number: 8793-7845-8320-6206-6983
Total floor area: 164 m²

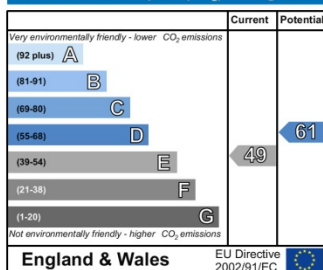
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	233 kWh/m ² per year	171 kWh/m ² per year
Carbon dioxide emissions	8.2 tonnes per year	6.1 tonnes per year
Lighting	£153 per year	£77 per year
Heating	£836 per year	£591 per year
Hot water	£197 per year	£197 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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.

H&H

HARPERS AND HURLINGHAM

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