HAWKHURST

KENT

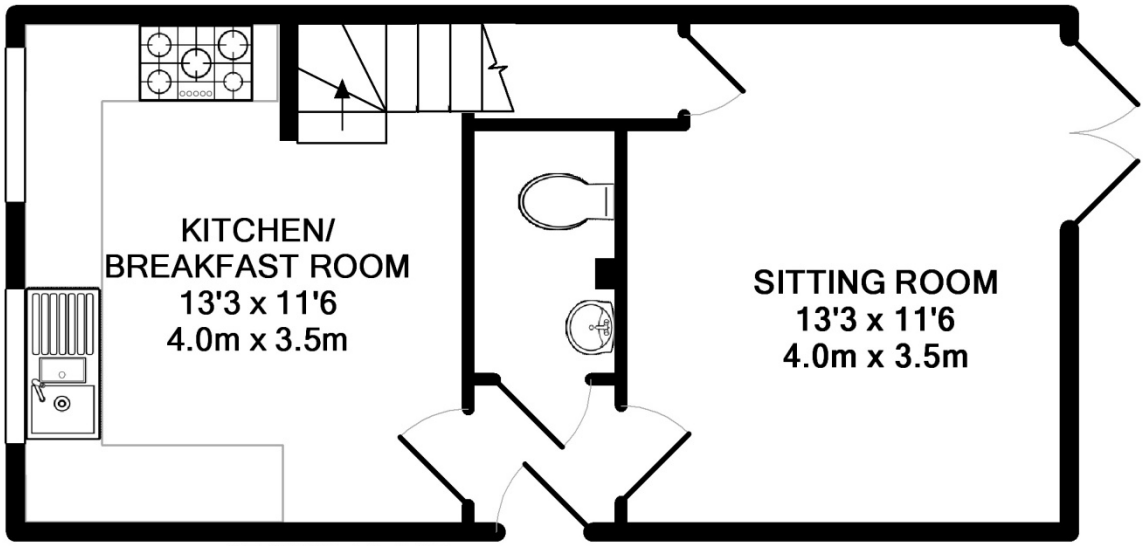
Eton Place
The Moor
Hawkhurst
Kent TN18 4NW

Completed approximately 9 years ago, this delightful attached family home is located in the stunning Eton Place complex overlooking The Moor, in the village of Hawkhurst.

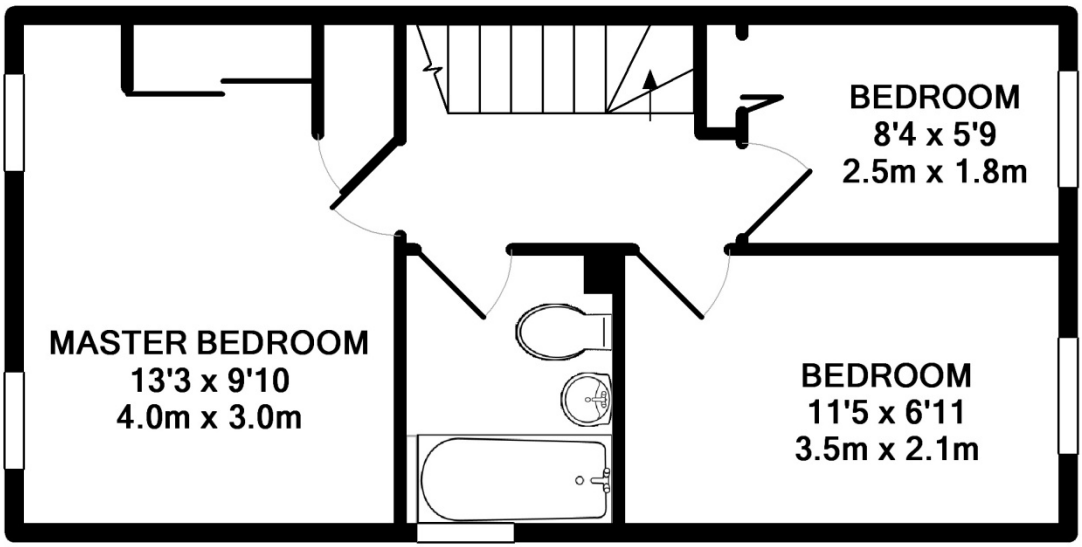
Outside a wrought iron fence borders the pretty front garden with a gate leading to the front door. A gate in the close slat wooden fence leads to the pretty enclosed back garden where a stunning cherry tree is a feature. A terrace adjoins the lawn which is bordered with flower and shrub beds. There is off road parking for one car.

This delightful property benefits from being located within the much sought after Cranbrook School Catchment Area.

- Delightful Attached Family Home
- Sitting Room with Doors to Garden
- Fully Fitted Kitchen
- Master Bedroom
- Two Further Bedrooms
- Family Bathroom and Cloakroom
- Enclosed Garden
- Off Road Parking
- Walking Distance to Village Amenities
- Cranbrook School Catchment Area



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. INTERNAL FLOOR AREA 666.3SQ.FT. (61.9SQ.M)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)

Energy Performance Certificate

SAP

Millfield, Eton Place, The Moor, CRANBROOK, TN18 4NW

Dwelling type:	End-terrace house	**Reference number:**	8614-7328-2450-6701-1926
Date of assessment:	29 August 2014	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	01 September 2014	**Total floor area:**	70 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

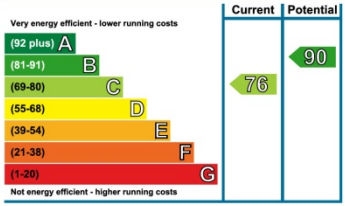
Estimated energy costs of dwelling for 3 years:	**£ 1,491**
Over 3 years you could save	**£ 171**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 144 over 3 years	You could save £ 171 over 3 years
Heating	£ 966 over 3 years	£ 978 over 3 years	
Hot Water	£ 288 over 3 years	£ 198 over 3 years	
Totals	**£ 1,491**	**£ 1,320**	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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 Low energy lighting for all fixed outlets	£35	£ 78	
2 Solar water heating	£4,000 - £6,000	£ 90	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 813	✓

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. Underfloor heating throughout.

Tunbridge Wells Borough Council - Council Tax Band D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

HARPERS AND HURLINGHAM

The Corner House, Stone Street
Cranbrook, Kent TN17 3HE
Tel: 01580 715400
Fax: 01580 715122
Email: enquiries@harpersandhurlingham.com
Web: www.harpersandhurlingham.com

H1013 Printed by Ravensworth 01670 713330