

CRANBROOK

KENT



High Street Cranbrook Kent TN17 3ED

This delightful attached period cottage is hidden away in the heart of the much sought after town of Cranbrook.

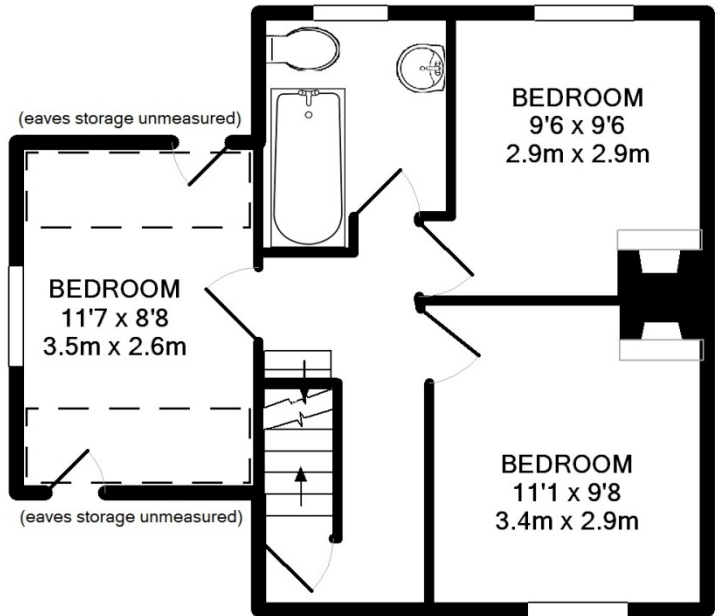
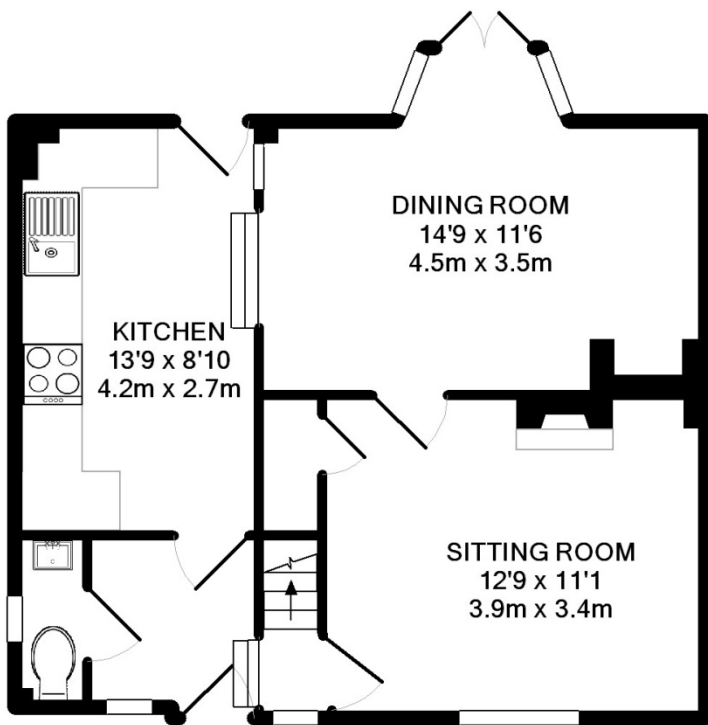
To the front of the property there is a space for off road parking and also access to the garage. A gate leads through to the very pretty enclosed garden where the lawn is bordered with a variety of mature flowers and shrubs providing colour throughout the Spring, Summer and Autumn. There is also an elevated paved terrace, again bordered with a variety of flowers and shrubs together with an ornamental pond.

- Delightful Attached Period Cottage
- Sitting Room with Open Fire
- Dining Room with Bay Window
- Fitted Kitchen
- Three First Floor Bedrooms
- Attic Bedroom with Roof Top Views
- Family Bathroom and Cloakroom
- Pretty Enclosed Garden
- Garage and Off Road Parking
- Walking Distance to Town Centre
- Tucked Away Location
- Cranbrook School Catchment Area







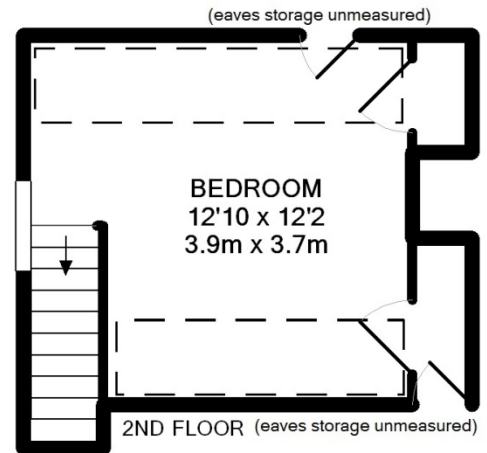


TOTAL APPROX. INTERNAL USABLE FLOOR AREA 997.8SQ.FT. (92.7SQ.M)
(not to scale - for layout purposes only)

(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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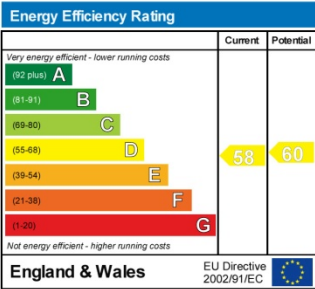
Energy Performance Certificate



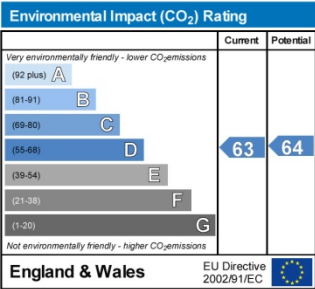
3 Angela Cottages
High Street
CRANBROOK
TN17 3ED

Dwelling type: Semi-detached house
Date of assessment: 13 September 2011
Date of certificate: 13 September 2011
Reference number: 8479-6021-9910-0047-8992
Type of assessment: RdSAP, existing dwelling
Total floor area: 105 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.



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.



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	254 kWh/m ² per year	245 kWh/m ² per year
Carbon dioxide emissions	4.2 tonnes per year	4.0 tonnes per year
Lighting	£105 per year	£52 per year
Heating	£857 per year	£866 per year
Hot water	£90 per year	£90 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band C

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



H&H
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