

TENTERDEN

KENT



Ashford Road Tenterden, Kent TN30 6LR

This charming Edwardian family home boasts features synonymous with its era such as generous ceiling heights, decorative cornices and feature fireplaces and is located in a Conservation Area within easy walking distance of the sought after picturesque town of Tenterden.

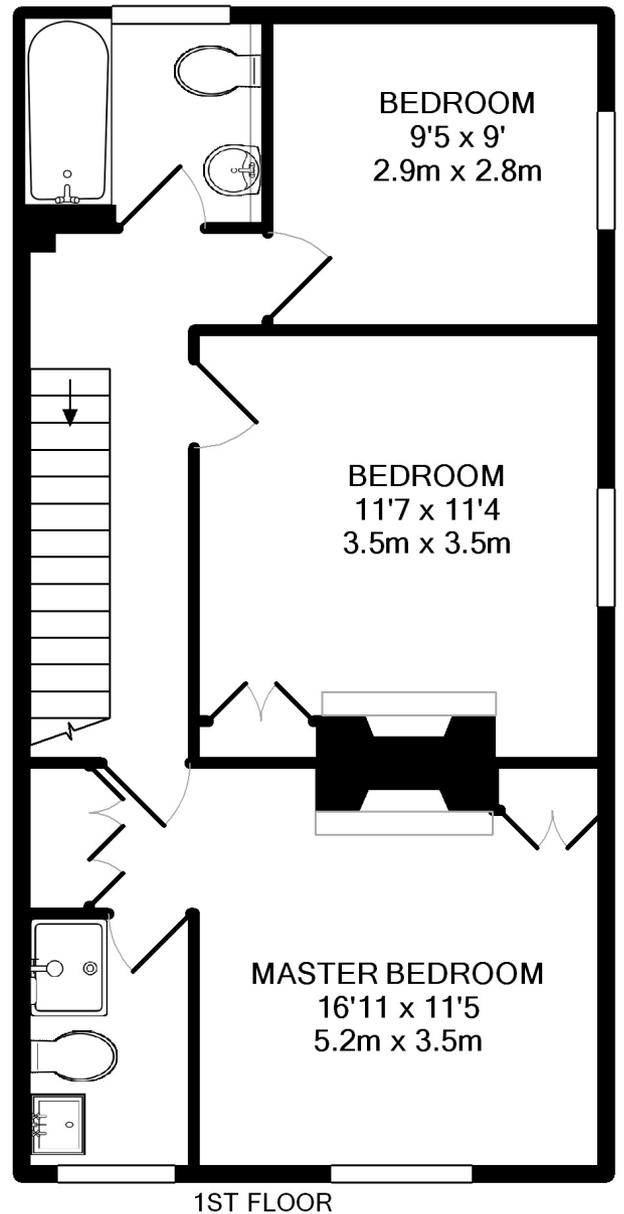
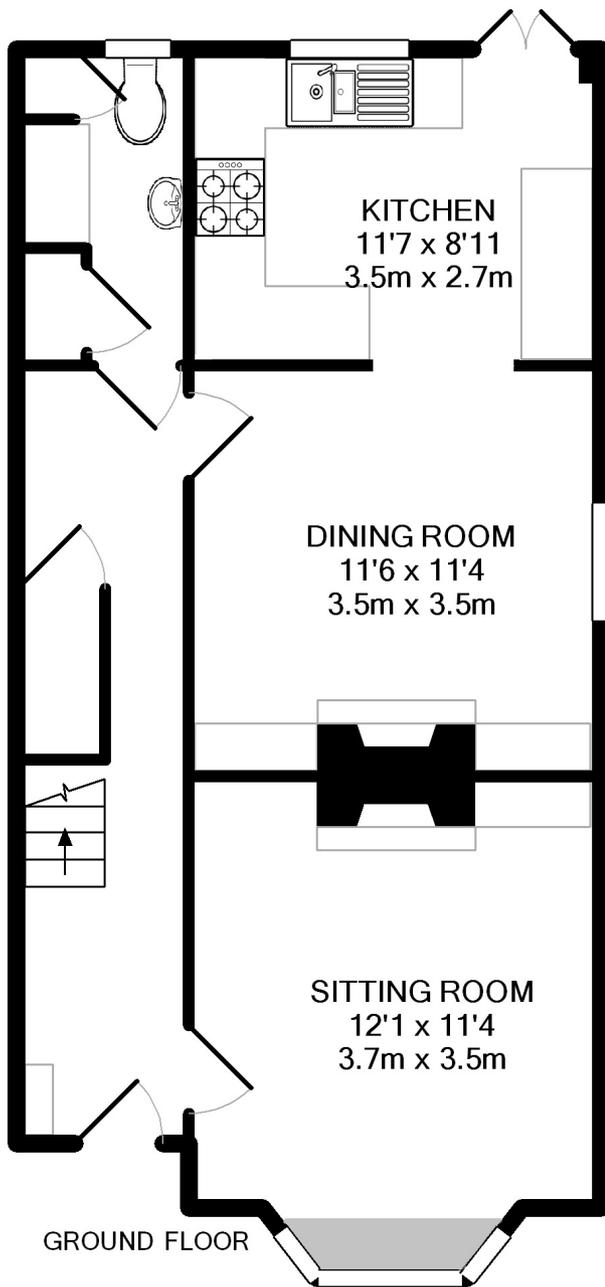
To the outside there is an area of lawn to the front of the property and a driveway gives access to the single garage and provides off road parking. A gated pathway leads to the rear partially walled garden with a large paved terrace ideal for al fresco entertaining. Steps lead up to the rear lawn with mature shrubs, hedges and trees. To the rear of the garden there are two garden stores.

- Charming Edwardian Property
- Period Features
- Sitting Room with Bay Window
- Dining Room with Fireplace
- Fully Fitted Kitchen
- Utility/Cloakroom
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Enclosed Gardens with Terrace
- Garage with Off Road Parking
- Walking Distance to Town Centre









TOTAL APPROXIMATE INTERNAL FLOOR AREA 991.4SQ.FT. (92.1SQ.M)
(not to scale - for layout purposes only)

(please note that the fixture 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



74, Ashford Road, TENTERDEN, TN30 6LR

Dwelling type: Semi-detached house
Date of assessment: 24 August 2015
Date of certificate: 25 August 2015

Reference number: 8085-7528-3650-1854-7922
Type of assessment: RdSAP, existing dwelling
Total floor area: 105 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

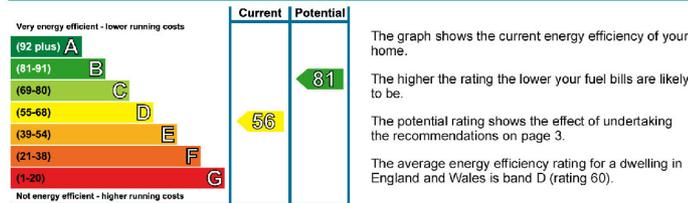
Estimated energy costs of dwelling for 3 years:	£ 3,510
Over 3 years you could save	£ 1,374

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	
Heating	£ 2,841 over 3 years	£ 1,647 over 3 years	
Hot Water	£ 441 over 3 years	£ 261 over 3 years	
Totals	£ 3,510	£ 2,136	

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



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	£ 1,020	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 189	✓
3 Solar water heating	£4,000 - £6,000	£ 165	✓

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, gas, water and drainage.

Ashford 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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