

CRANBROOK

KENT



Clancy Gardens Cranbrook Kent TN17 2AL

This stylish detached home is located on the outskirts of the much sought after Wealden Town of Cranbrook.

Light and airy, the accommodation consists of an open plan sitting/dining room with wood burning stove and doors to the conservatory and garden, a double aspect kitchen/breakfast room, a cloakroom and access to the integral garage on the ground floor.

On the first floor there is a double aspect master bedroom with ensuite shower room, a further double bedroom, a family bathroom and a landing which is ideal as a study area.

Outside a brick driveway leads to the garage and provides off road parking. A gate leads from the driveway through to the enclosed garden to the rear. The garden is paved, interspersed with flower and shrub beds, and bordered with mature hedgerow.

- Stylish Detached Home
- Open Plan Sitting/Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Master Bedroom with Ensuite
- Double Bedroom and Bathroom
- Enclosed Gardens
- Integral Garage and Off Road Parking
- Cranbrook School Catchment Area







Laurel Cottage

Gross Internal Area : 143.7 sq.m (1546 sq.ft.)
(Including Garage)



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Energy Performance Certificate



Laurel Cottage, Glancy Gardens, Angley Road, CRANBROOK, TN17 2AL

Dwelling type: Detached house
Date of assessment: 16 August 2016
Date of certificate: 16 August 2016
Reference number: 9168-1075-7275-4766-6934
Type of assessment: RdSAP, existing dwelling
Total floor area: 123 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

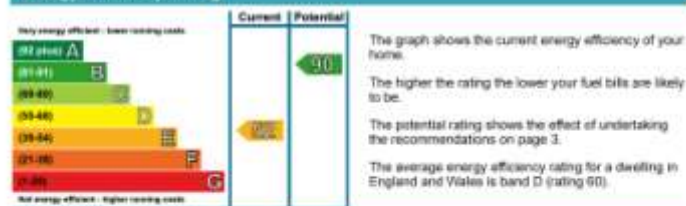
Estimated energy costs of dwelling for 3 years:	£ 4,689
Over 3 years you could save	£ 1,401

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 435 over 3 years	£ 219 over 3 years	
Heating	£ 3,777 over 3 years	£ 2,767 over 3 years	
Hot Water	£ 477 over 3 years	£ 262 over 3 years	
Totals	£ 4,689	£ 3,288	

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 Cavity wall insulation	£500 - £1,500	£ 771	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 266	✓
3 Low energy lighting for all fixed outlets	£55	£ 174	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you should take today to save money, visit: www.direct.gov.uk/energy 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.

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SERVICES

Mains electricity, gas, water and drainage.

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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