

CRANBROOK

KENT



High Street Cranbrook, Kent TN17 3EW

This substantial Victorian family Town House occupies a prominent position within the sought after Wealden Town of Cranbrook. In need of some modernisation, the spacious accommodation spans three floors and is complimented by delightful gardens.

The accommodation consists of a drawing room with bay window, sitting room with fireplace, kitchen leading to a dining room, utility room and stairs to the cellar, on the ground floor.

On the first floor there is a master bedroom with ensuite shower room, two further double bedrooms, one with Jack 'n' Jill shower room and a study.

On the second floor there are three further bedrooms and a family bathroom.

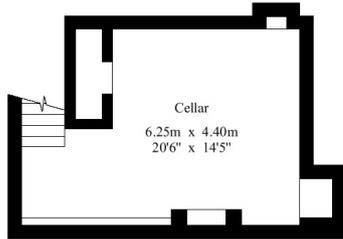
Outside there are charming enclosed gardens, garaging and off road parking.

- Substantial Victorian Family Home
- Drawing Room with Bay Window
- Sitting Room with Fireplace
- Kitchen and Dining Room
- Utility Room and Cellar
- Master Bedroom with Ensuite
- Five Double Bedrooms, One Ensuite
- Delightful Gardens
- Garage and Off Road Parking
- Cranbrook School Catchment Area

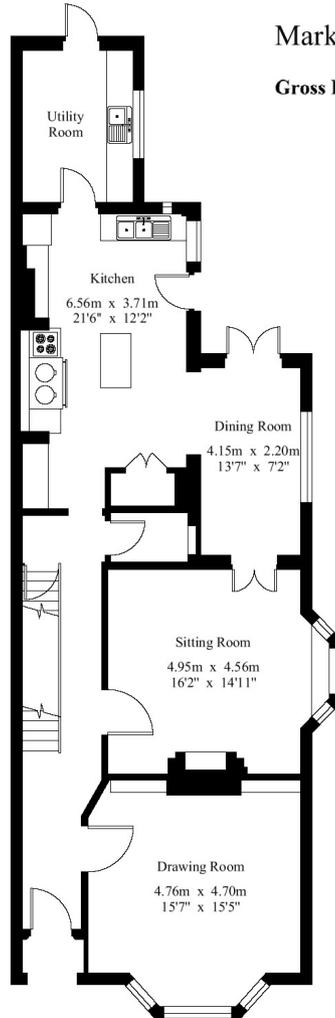


Mark Haven

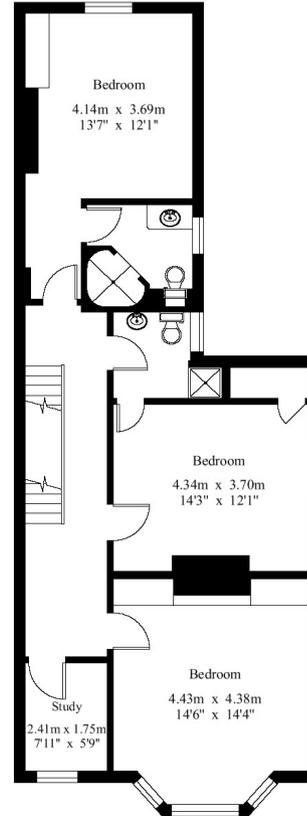
Gross Internal Area : 282.2 sq.m (3037 sq.ft.)



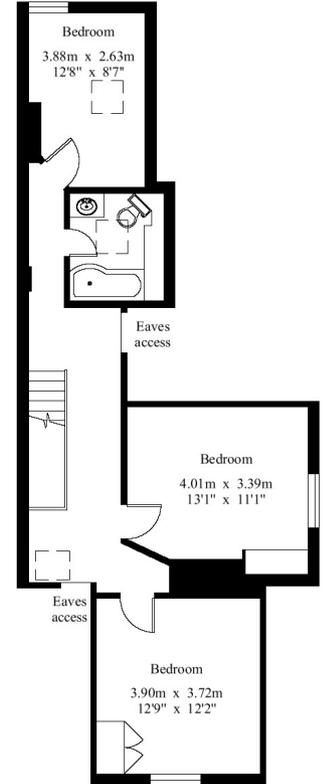
Cellar



Ground Floor



First Floor



Second Floor

For Identification Purposes Only.

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Energy Performance Certificate



Mark Haven, High Street, CRANBROOK, TN17 3EW

Dwelling type: Semi-detached house
 Date of assessment: 02 May 2012
 Date of certificate: 02 May 2012
 Reference number: 0528-7048-6265-7762-4974
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 275 m²

Use this document to:

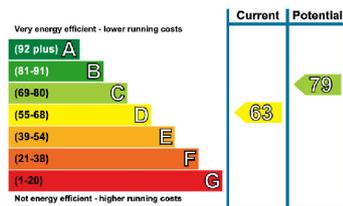
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,529
Over 3 years you could save	£ 1,842

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 501 over 3 years	£ 276 over 3 years	
Heating	£ 4,638 over 3 years	£ 3,018 over 3 years	
Hot Water	£ 390 over 3 years	£ 393 over 3 years	
Totals	£ 5,529	£ 3,687	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£ 813	✓
2 Floor Insulation	£800 - £1,200	£ 135	✓
3 Draught proofing	£80 - £120	£ 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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



SERVICES

Mains electricity, gas, water and drainage.

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.



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