

4 WEST TERRACE

CRANBROOK



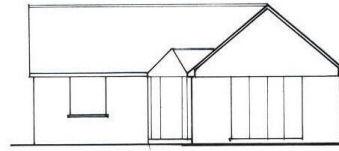
4 West Terrace

High Street
Cranbrook
Kent TN17

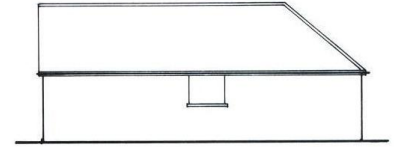
Located on the High Street in Cranbrook, this three storey attached Victorian family house comes complete with outline planning for an additional dwelling at the bottom of the garden.

A path leads across a lawned front garden, bordered with flower and shrub beds, and continues around the house to the rear. The gardens are laid predominantly to lawn bordered with flower and shrub beds with a pathway leading from a terrace to the parking area. The parking area has outline planning for a garage. Further on from this parking area there is the original parking area with a garage, this forms the building plot.

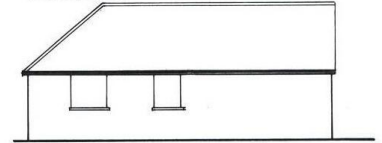
- Attached Victorian Family House
- Sitting Room with Doors to Garden
- Dining Room with Bay Window
- Kitchen/Breakfast Room
- Utility Room, Pantry and Cloakroom
- Four Double Bedrooms
- Two Further Bedrooms
- Two Family Bathrooms
- Delightful Gardens
- Outline Planning for Garage
- Outline Planning for Dwelling
- Cranbrook School Catchment Area



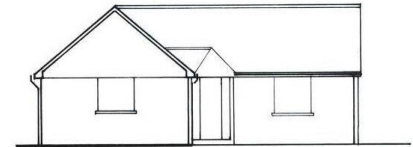
East Elevation



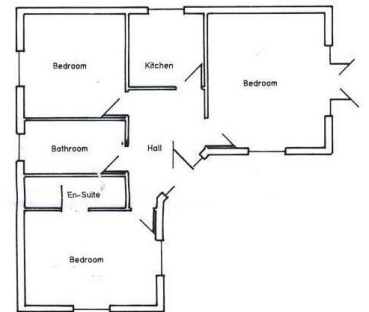
North Elevation



West Elevation



South Elevation.

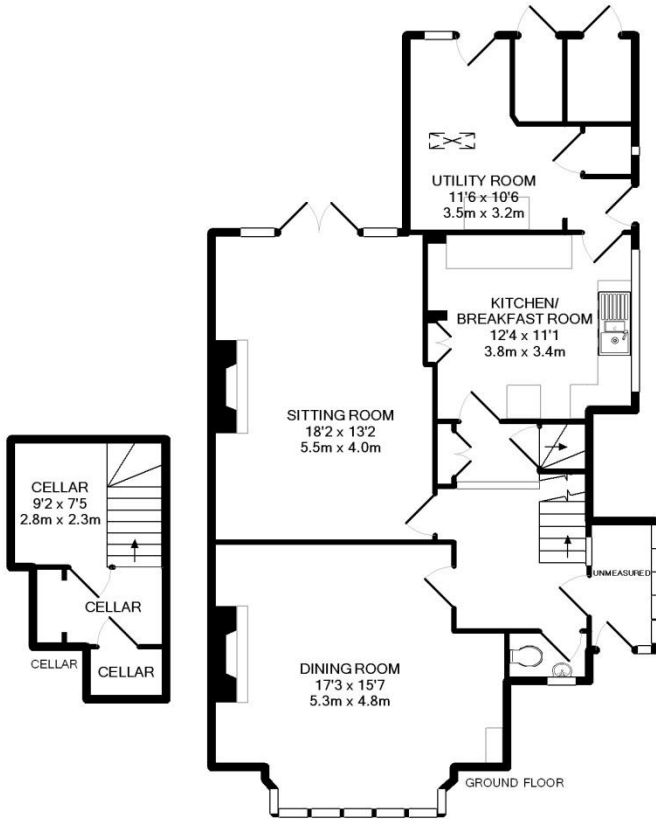


Plan.

PROPOSED PLAN FOR BUILDING PLOT

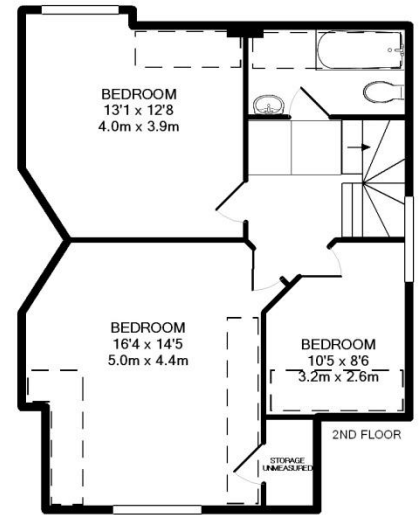
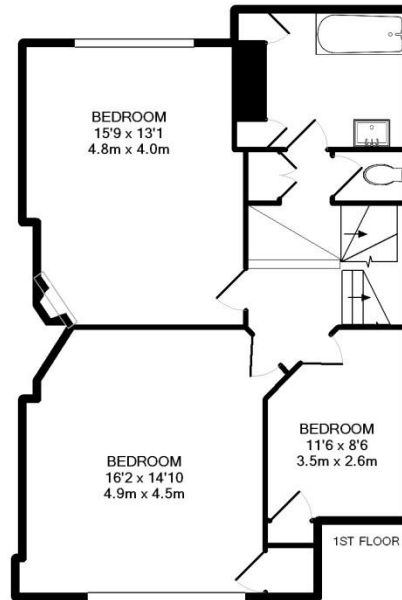






TOTAL APPROX. INTERNAL FLOOR AREA 2289.9SQ.FT. (212.7SQ.M)
(not to scale - for layout purposes only)

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
Made with Metroplan ©2013



Energy Performance Certificate



4 West Terrace, High Street, CRANBROOK, TN17 3LG

Dwelling type: End-terrace house
Date of assessment: 05 April 2013
Date of certificate: 05 April 2013
Reference number: 0658-8078-7284-0667-8960
Type of assessment: RdSAP, existing dwelling
Total floor area: 200 m²

Use this document to:

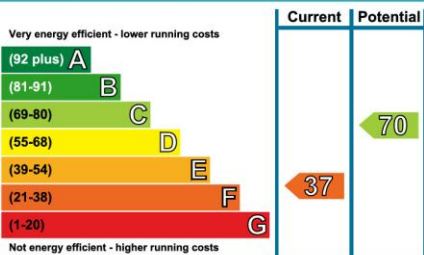
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,560
Over 3 years you could save	£ 3,234

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 243 over 3 years	
Heating	£ 6,501 over 3 years	£ 3,729 over 3 years	
Hot Water	£ 687 over 3 years	£ 354 over 3 years	
Totals	£ 7,560	£ 4,326	

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 Internal or external wall insulation	£4,000 - £14,000	£ 399	✓
2 Floor insulation	£800 - £1,200	£ 213	✓
3 Draught proofing	£80 - £120	£ 219	✓

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.



DIRECTIONS

From our office in Cranbrook, turn left and head up the High Street passing the shops. Continue past the Catholic Church and the Veterinary Clinic, 4 West Terrace is to be found a little further on, on the left hand side.

PRICE GUIDELINE **£850,000** FREEHOLD

SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band G

Planning for dwelling TW/08/1213, for garage TW/08/02772 both of which have been renewed.



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