

CRANBROOK

KENT



Cranbrook Kent TN17 3LZ

This delightful detached property is situated in a sought after location within walking distance of the town centre of Cranbrook.

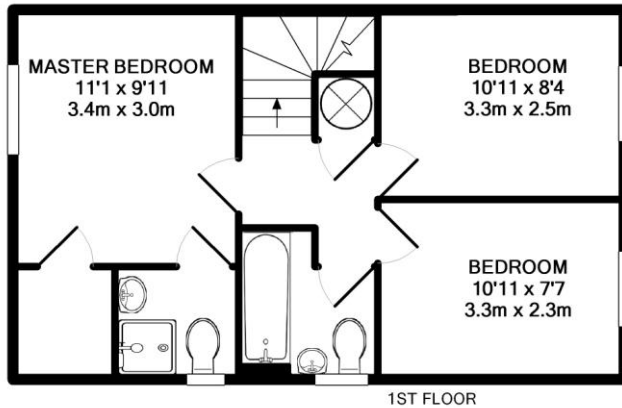
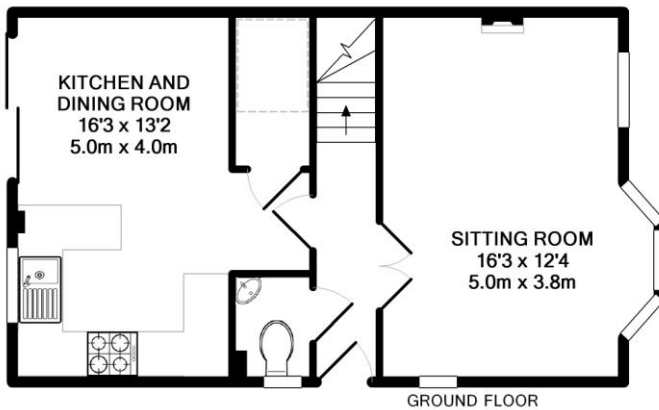
The accommodation consists of a double aspect sitting room with a bay window, an open plan kitchen/dining room with doors opening to the garden and a cloakroom on the ground floor. There is a master bedroom with ensuite shower room, two further bedrooms and a family bathroom on the first floor.

Outside the pretty enclosed gardens are laid to lawn with a paved terrace and a separate elevated terrace. The lawn is bordered with well stocked sculpted flower beds. There is a garden store within the garden. A gate leads to the front garden which again is laid to lawn with an area of textured flower beds. There is a garage and off road parking.

- Delightful Cranbrook Property
- Sitting Room with Bay Window
- Kitchen/Dining Room
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Pretty Enclosed Garden with Terrace
- Garage and Off Road Parking
- Walking Distance to Town Centre
- Cranbrook School Catchment Area







TOTAL APPROX. INTERNAL FLOOR AREA 823.4SQ.FT. (76.5SQ.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



48, Joyce Close, CRANBROOK, TN17 3LZ

Dwelling type: Detached house

Date of assessment: 18 January 2014

Date of certificate: 18 January 2014

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 making improvement measures

Reference number: 0298-6074-7269-1484-4990

Type of assessment: RdSAP, existing dwelling

Total floor area: 84 m²

Estimated energy costs of dwelling for 3 years: £ 2,046

Over 3 years you could save: £ 213

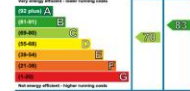
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	
Heating	£ 1,470 over 3 years	£ 1,401 over 3 years	
Hot Water	£ 405 over 3 years	£ 279 over 3 years	
Totals	£ 2,046	£ 1,833	You could save £ 213 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This includes energy use for running appliances like TVs, computers and coolers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower heating costs



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 Floor insulation	£300 - £1,200	£ 64	Yes
2 Solar water heating	£4,000 - 8,000	£ 129	Yes
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 796	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0300 135 2744 (toll-free 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.

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.

H&H
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