

# CRANBROOK

KENT



Dorothy Avenue  
Cranbrook  
Kent TN17 3AN

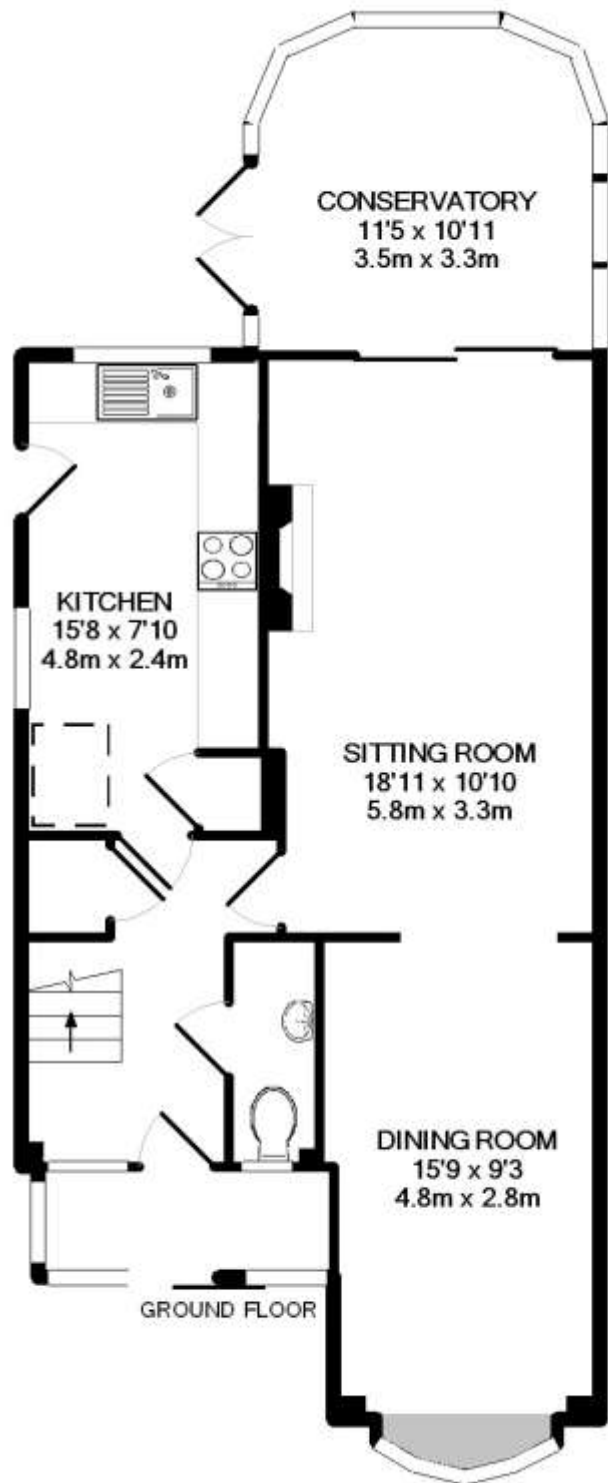
This detached family home is on the edge of the much sought after Wealden Town of Cranbrook, within walking distance of the town centre.

To the front of the property there are two off road parking spaces. A gate leads to the enclosed garden at the rear which offers a paved terrace, an area of lawn with flower beds and a vegetable garden.

- Detached Family Home
- Sitting/Dining Room
- Fitted Kitchen
- Conservatory
- Cloakroom
- Master Bedroom
- Three Further Bedrooms
- Family Bath and Shower Room
- Pretty Enclosed Gardens
- Off Road Parking
- Walking Distance to Town Centre
- Cranbrook School Catchment Area



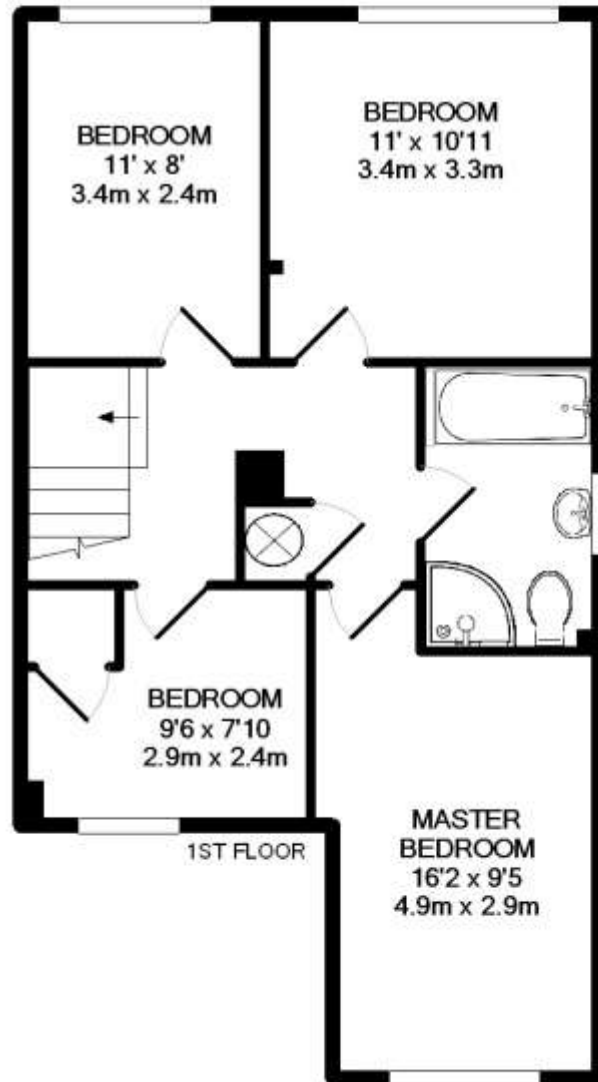




TOTAL APPROX. INTERNAL FLOOR AREA (including Conservatory) 1156SQ.FT. (107.4SQ.M)  
(not to scale - for layout purposes only)

(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



Charleston, Dorothy Avenue, CRANBROOK, TN17 3AN

Dwelling type: Detached house      Reference number: 2788-2024-7299-0447-8980  
 Date of assessment: 28 January 2013      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 29 January 2013      Total floor area: 109 m<sup>2</sup>

### 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:** £ 2,652

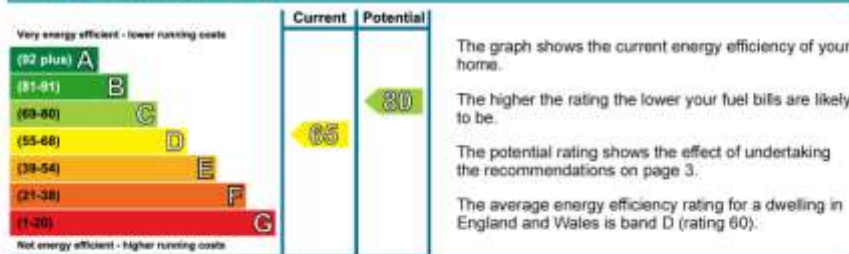
**Over 3 years you could save:** £ 456

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 186 over 3 years	
Heating	£ 1,947 over 3 years	£ 1,767 over 3 years	
Hot Water	£ 354 over 3 years	£ 243 over 3 years	
<b>Totals</b>	<b>£ 2,652</b>	<b>£ 2,196</b>	

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 Floor insulation	£800 - £1,200	£ 210	
2 Low energy lighting for all fixed outlets	£75	£ 138	
3 Solar water heating	£4,000 - £5,000	£ 105	

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](http://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.

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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