

SMARDEN

KENT



The Street Smarden Kent TN278NA

Located in the sought after village of Smarden; this delightful detached family home is believed to date back to the 1970s.

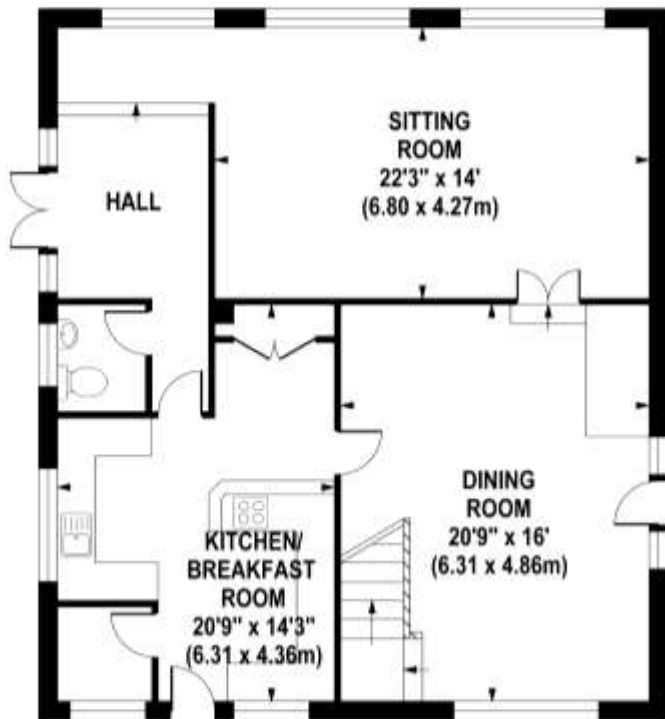
Outside wrought iron gates open onto the driveway which leads to the detached garage and also provides off road parking. The lawn to the front of the property is bordered with a mature hedge. To the rear, the garden is enclosed, laid to lawn with an area of paved terrace and a pond.

- Delightful Detached Family Home
- Sought After Village Location
- Sitting Room
- Double Aspect Dining Room
- Kitchen/Breakfast Room
- Pantry and Cloakroom
- Master Bedroom with Ensuite
- Three Further Double Bedrooms
- Family Bathroom
- Enclosed Garden
- Garage and Off Road Parking
- Walking Distance to Amenities

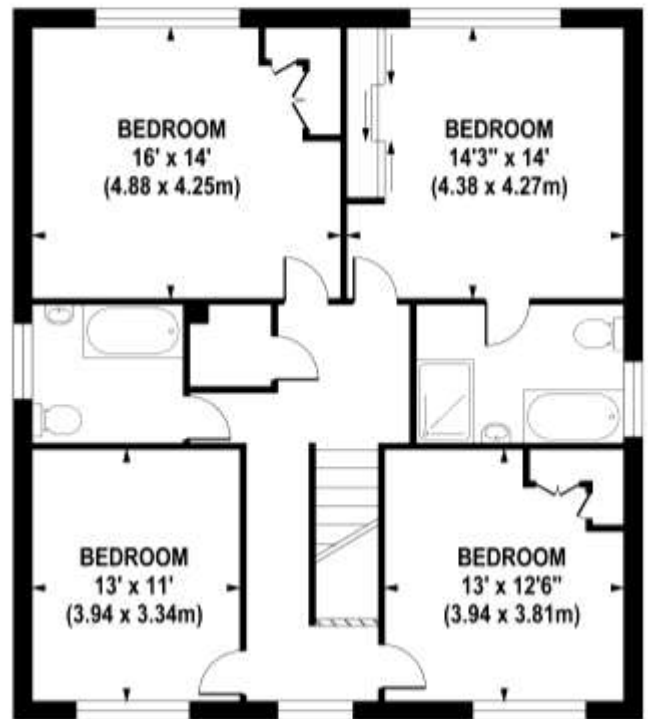








GROUND FLOOR



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2165 SQ FT / 201 SQ M

NOT TO SCALE - For illustrative purposes only.

All measurements and fixtures including doors and windows are approximate and should be independently verified

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Energy Performance Certificate



Forge Dene, The Street, Smarden, ASHFORD, TN27 8NA

Dwelling type: Detached house
 Date of assessment: 10 November 2014
 Date of certificate: 11 November 2014
 Reference number: 8104-7829-2559-6970-7992
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 199 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.

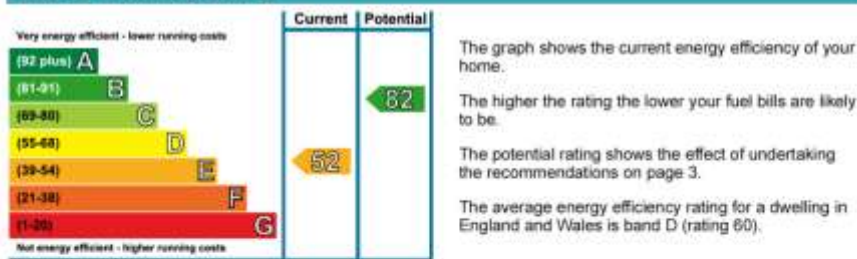
Estimated energy costs of dwelling for 3 years:	£ 6,990
Over 3 years you could save	£ 3,642

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 396 over 3 years	£ 267 over 3 years	
Heating	£ 6,033 over 3 years	£ 2,569 over 3 years	
Hot Water	£ 561 over 3 years	£ 492 over 3 years	
Totals	£ 6,990	£ 3,348	

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 Increase loft insulation to 270 mm	£100 - £350	£ 315	✓
2 Cavity wall insulation	£500 - £1,500	£ 1,005	✓
3 Floor insulation	£800 - £1,200	£ 473	✓

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.



SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Ashford Borough Council - Council Tax Band G

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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