

# FRITTENDEN

KENT



## The Street Frittenden Kent TN17 2DJ

This delightful attached cottage is located in the much sought after village of Frittenden.

The deceptively spacious accommodation consists of an open plan kitchen/dining/sitting room with fireplace, a family room with doors to the terrace, a study area, a utility room with door to the garden and a family shower room on the ground floor. On the first floor there is a master bedroom with built-in wardrobes, two further bedrooms, one with a walk-in airing cupboard and a family bathroom.

The front garden is laid to gravel bordered with flower beds and provides off road parking for several cars. The gardens to the rear are divided into several different areas including a paved terrace, ideal for outside entertaining with steps leading down to the areas of lawn which are bordered with mature, well stocked flower beds. There is a vegetable garden at the far end of the garden together with a garden store. There is a Summer house and a greenhouse within the garden.

- Delightful Attached Cottage
- Open Plan Kitchen/Dining/Sitting Room
- Family Room
- Utility Room and Study Area
- Three Bedrooms
- Bathroom and Separate Shower Room
- Stunning Enclosed Gardens
- Ample Off Road Parking
- Cranbrook School Catchment Area



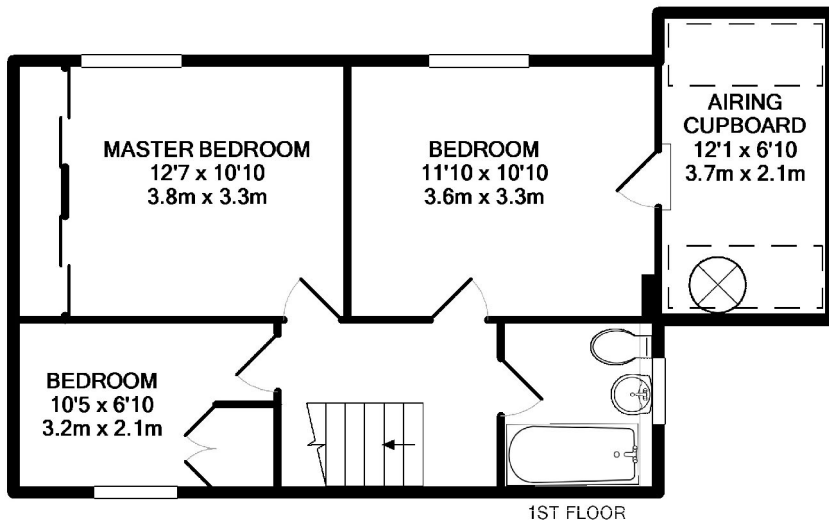
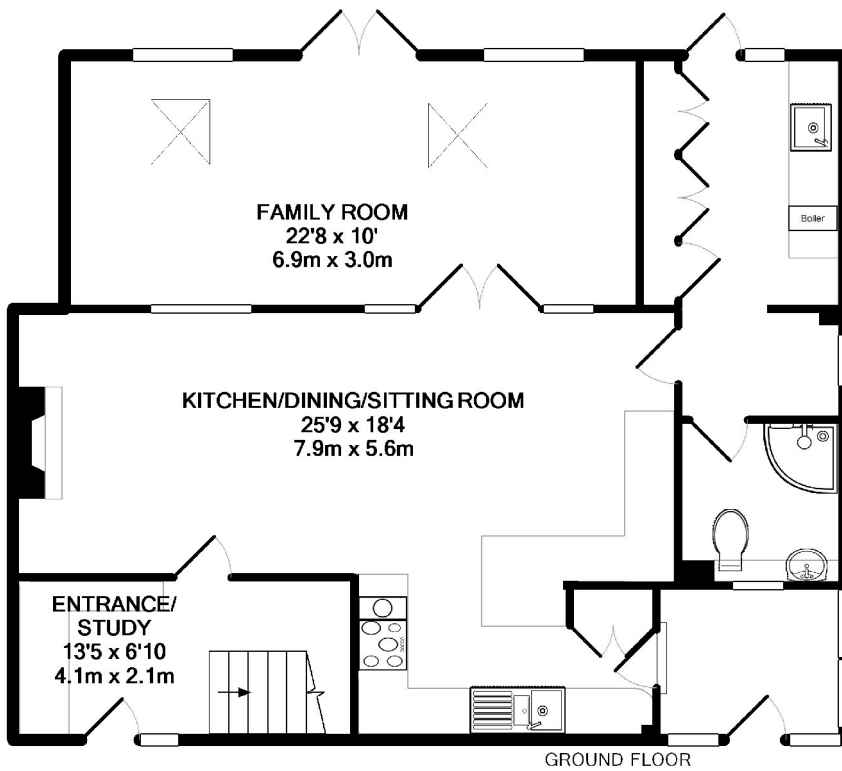












TOTAL APPROX. INTERNAL FLOOR AREA 1353SQ.FT. (125.7SQ.M)  
(not to scale - for layout purposes only)

(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



2, Weald View,  
Frittenden,  
CRANBROOK,  
TN17 2DJ

Dwelling type: Semi-detached house  
Date of assessment: 03 March 2011  
Date of certificate: 04 March 2011  
Reference number: 8800-2478-7429-6706-0793  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 133 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus)			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)
A			A
(81-91)			B
B			C
(69-80)			D
C			E
(55-68)			F
D			G
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	162 kWh/m <sup>2</sup> per year	156 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.5 tonnes per year	4.4 tonnes per year
Lighting	£132 per year	£84 per year
Heating	£513 per year	£523 per year
Hot water	£196 per year	£196 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



## SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band C

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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