

CRANBROOK

KENT



Angley Road, Cranbrook, Kent TN17 3LR

This recently constructed spacious five bedroom detached family home is complimented by a good size garden, double garage and ample off road parking.

Outside a gated gravel drive leads to the detached double garage and lawns bordered with well stock flower and shrub beds. The gardens to the rear are enclosed and provide a paved terrace and lawns with well stocked flower and shrub beds.

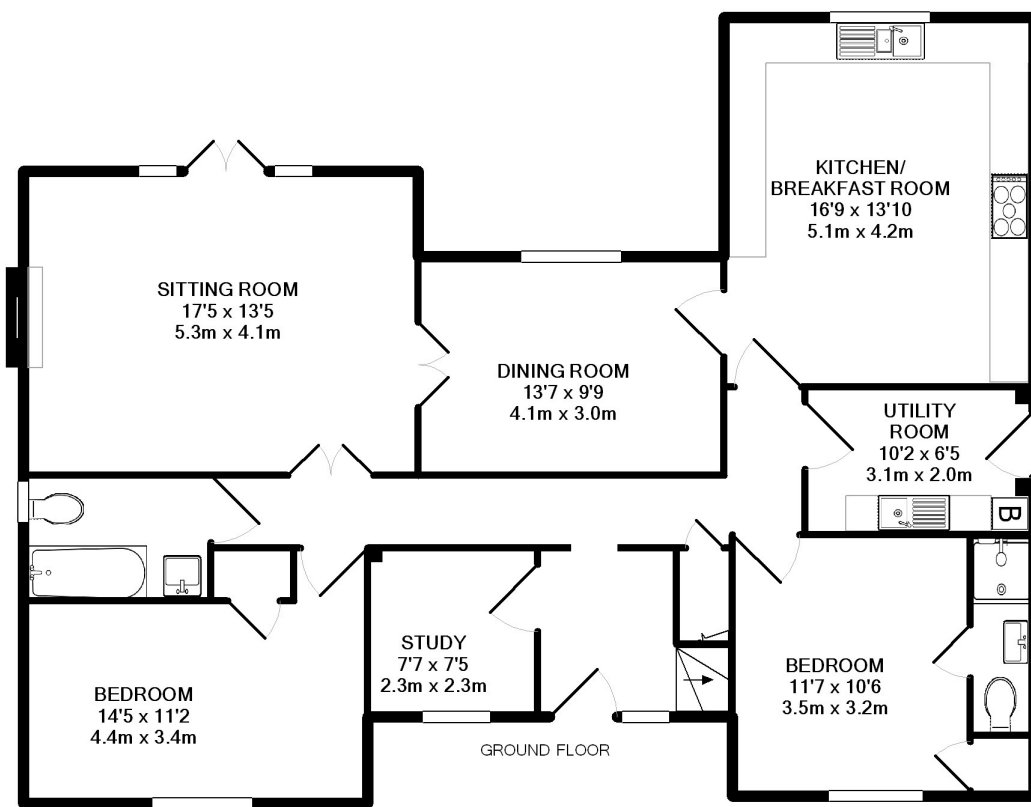
The property not only benefits from being situated within the Cranbrook School Catchment Area but also from being within walking distance of the town centre.

- Recently Constructed Family Home
- Sitting Room with Doors to Terrace
- Dining Room and Study
- Kitchen/Breakfast Room
- Utility Room
- Two Ground Floor Bedrooms
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Two Family Bathrooms
- Delightful Enclosed Gardens
- Double Garage
- Cranbrook School Catchment Area









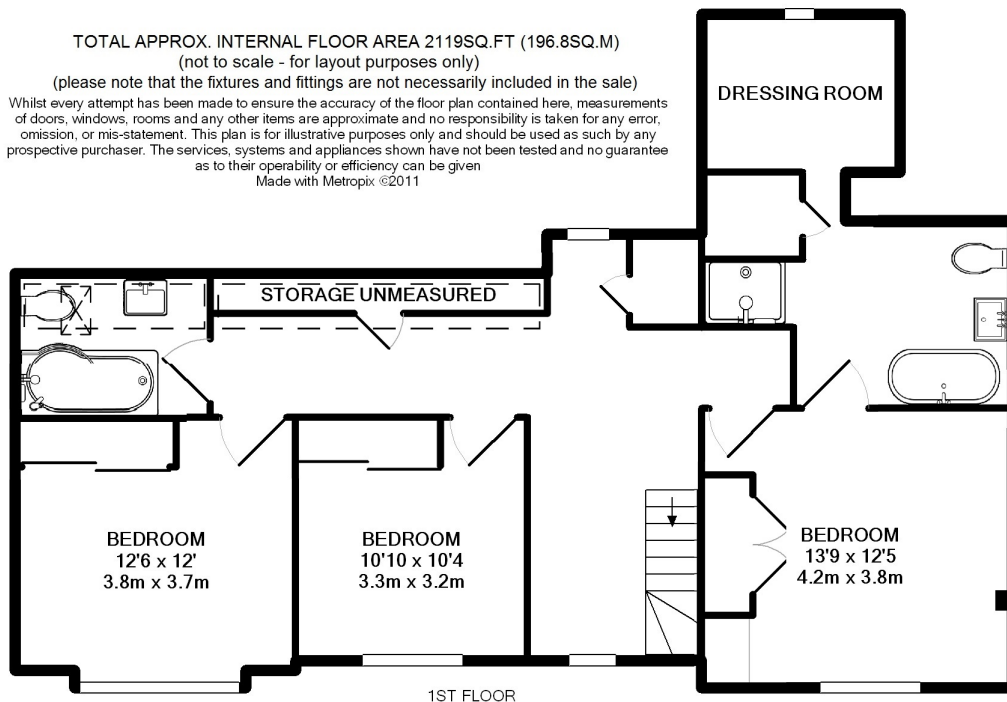
TOTAL APPROX. INTERNAL FLOOR AREA 2119SQ.FT (196.8SQ.M)

(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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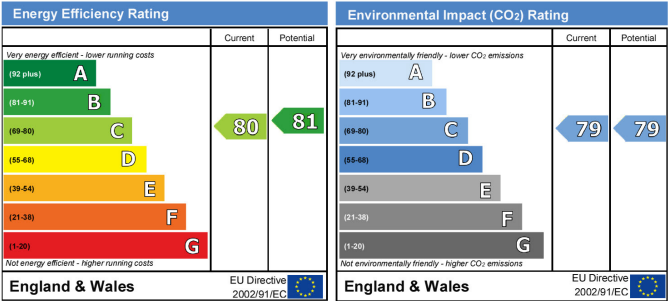
Energy Performance Certificate



The Grange,
Goudhurst,
CRANBROOK,
TN17 1JG

Dwelling type: Detached house
Date of assessment: 23 March 2011
Date of certificate: 23 March 2011
Reference number: 2178-5017-6237-8659-0994
Type of assessment: RdSAP, existing dwelling
Total floor area: 289 m²

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 (CO₂) emissions.



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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 112 kWh/m ² per year | 107 kWh/m ² per year |
| Carbon dioxide emissions | 5.3 tonnes per year | 5.1 tonnes per year |
| Lighting | £250 per year | £167 per year |
| Heating | £673 per year | £688 per year |
| Hot water | £207 per year | £207 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, gas, water and drainage.

Tunbridge Wells 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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