

CURTISDEN GREEN

KENT



Curtisden Green Goudhurst Kent TN17 1LE

Built in the late 1920s, this striking family home enjoys an elevated position in the charming, rural hamlet of Curtisden Green.

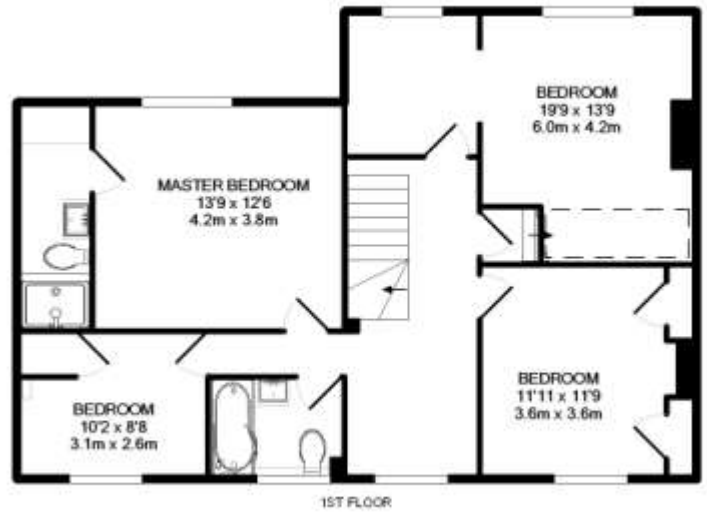
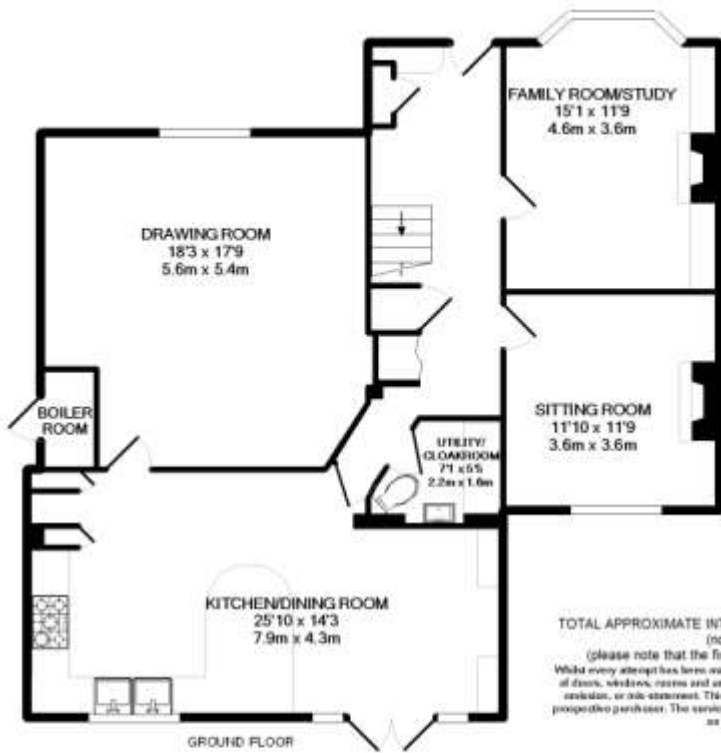
Outside the property is approached via a gravel drive bordered with flower and shrub beds which provides ample off road parking and leads to the garage. The garden to the rear is laid to lawn bordered with flower and shrub beds and an area terrace. The lawn adjoins additional grounds which include an area of orchard and vegetable garden.

- Spacious Family Home
- Drawing Room
- Sitting Room with Open Fireplace
- Family Room/Study
- Kitchen/Dining Room
- Master Bedroom with Ensuite
- Three Further Bedrooms
- Attic Room and Storage
- Grounds Approx. 0.3 Acres
- Outbuilding and Summer House
- Garage and Off Road Parking
- Cranbrook School Catchment Area







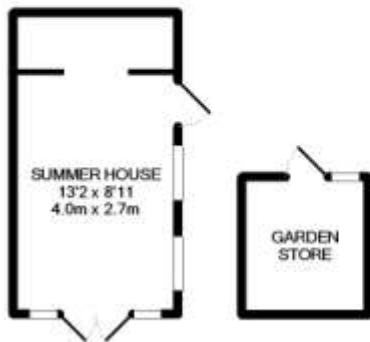
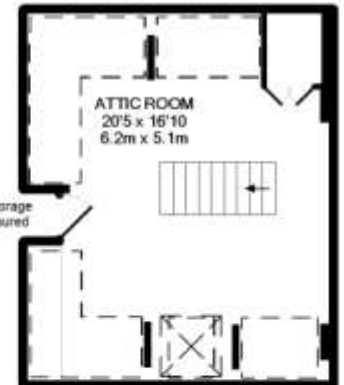


TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2207.75Q.FT. (205.15Q.M)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

While 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.

Made with Metrage 40016



Energy Performance Certificate



Byways, Curtliden Green, Goodhurst, CRANBROOK, TN17 1LE

Dwelling type: Semi-detached house Reference number: 8166-7926-4010-4020-9976
 Date of assessment: 30 August 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 30 August 2016 Total floor area: 225 m²

Use this document to:

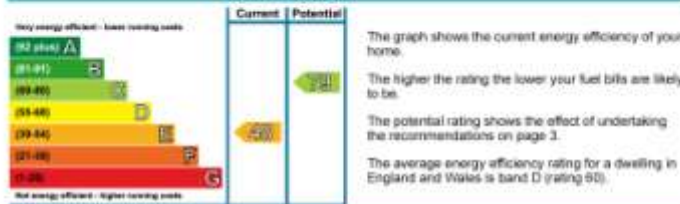
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	€ 5,931
Over 3 years you could save:	€ 1,872

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	€ 606 over 3 years	€ 303 over 3 years	
Heating	€ 4,815 over 3 years	€ 3,480 over 3 years	
Hot Water	€ 507 over 3 years	€ 278 over 3 years	
Totals	€ 5,931	€ 4,059	

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. Flat roof insulation	£850 - £1,000	€ 432	
2. Floor insulation (suspended floor)	£800 - £1,200	€ 117	
3. Floor insulation (solid floor)	£4,000 - £8,000	€ 240	

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/energy or call 0306 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. LPG for cooking.

Tunbridge Wells Borough Council - Council Tax Band F

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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