

# CRANBROOK

KENT



# Oatfield Drive

## Cranbrook, Kent TN17 3LA

Deceptively spacious and benefitting from the installation of solar panels, this charming bungalow is conveniently located within walking distance of the sought after Wealden town of Cranbrook.

The accommodation consists of a double aspect sitting/dining room with fireplace, a fitted kitchen with doors to the garden and a garden room providing the living space; there are also two double bedrooms and a family bathroom.

Outside the property is approached via a ramp or steps to the front door. A drive provides ample off road parking and leads to the garage which benefits from the addition of a W.C. The delightful gardens are laid to lawn with well stocked flower and shrub borders and adjoin a paved terrace.

- Bungalow in Convenient Location
- Double Aspect Sitting/Dining Room
- Fitted Kitchen with Doors to Garden
- Garden Room
- Two Double Bedrooms
- Family Bathroom
- Charming Enclosed Gardens
- Garage with W.C.
- Walking Distance to Town Centre
- Cranbrook School Catchment Area

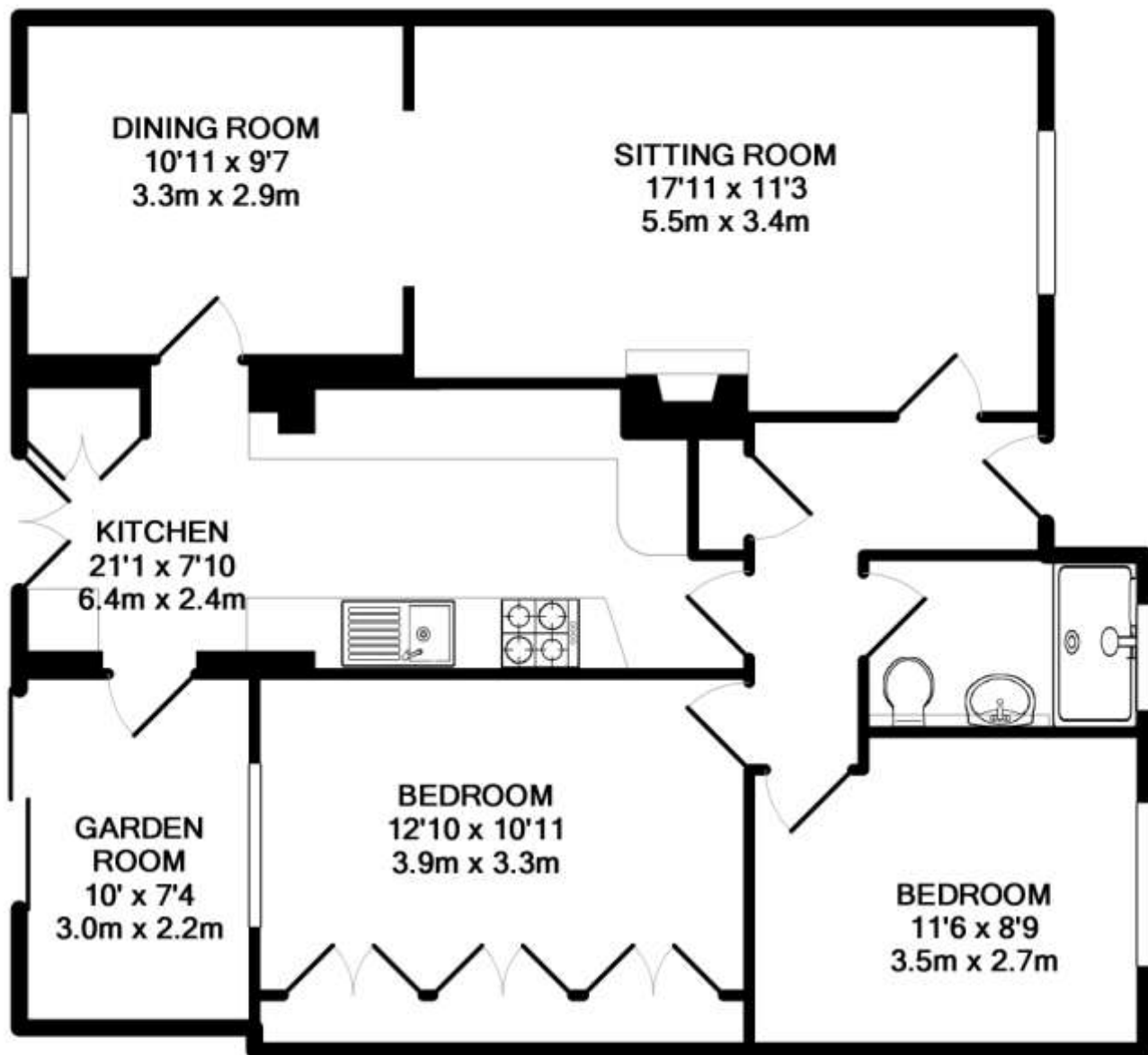












**TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 854.7SQ.FT. (79.4SQ.M)**

(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



34, Outfield Drive, CRANBROOK, TN17 3LA

Dwelling type: Semi-detached bungalow  
Date of assessment: 26 January 2017  
Date of certificate: 26 January 2017

Reference number: 0546-2696-7297-5623-5585  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 81 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

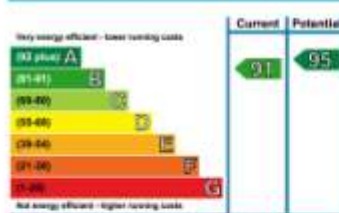
Estimated energy costs of dwelling for 3 years:	£ 2,016
Over 3 years you could save	£ 273

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 165 over 3 years	
Heating	£ 1,599 over 3 years	£ 1,440 over 3 years	
Hot Water	£ 204 over 3 years	£ 129 over 3 years	
<b>Totals</b>	<b>£ 2,016</b>	<b>£ 1,743</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### 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 (suspended floor)	£900 - £1,200	£ 126	
2 Low energy lighting for all fixed outlets	£15	£ 42	
3 Solar water heating	£4,000 - £8,000	£ 195	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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## SERVICES

Mains electricity, gas, water and drainage. Solar panels with repayment tariff.

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.



**H&H**  
HARPERS AND HURLINGHAM

The Corner House, Stone Street  
Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
Fax: 01580 715122  
Email: [enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
Web: [www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)

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