

BIDDENDEN

KENT



60 North Street,
Biddenden
Kent TN27 8AS

Occupying a tucked away, village location, this immaculately presented family home is a must see. Built in the 1930s, this stunning property offers high ceilings and well proportioned rooms sitting in delightful partially walled manicured gardens.

Filled with light, the accommodation consists of a double aspect sitting room with fire place and doors to the terrace, dining room, kitchen with doors to the terrace, utility room, cloakroom and integral garage on the ground floor.

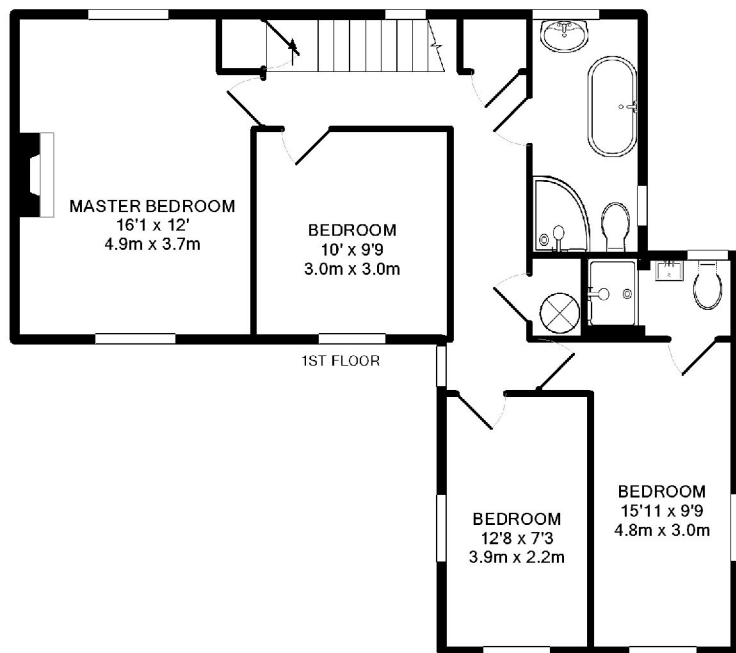
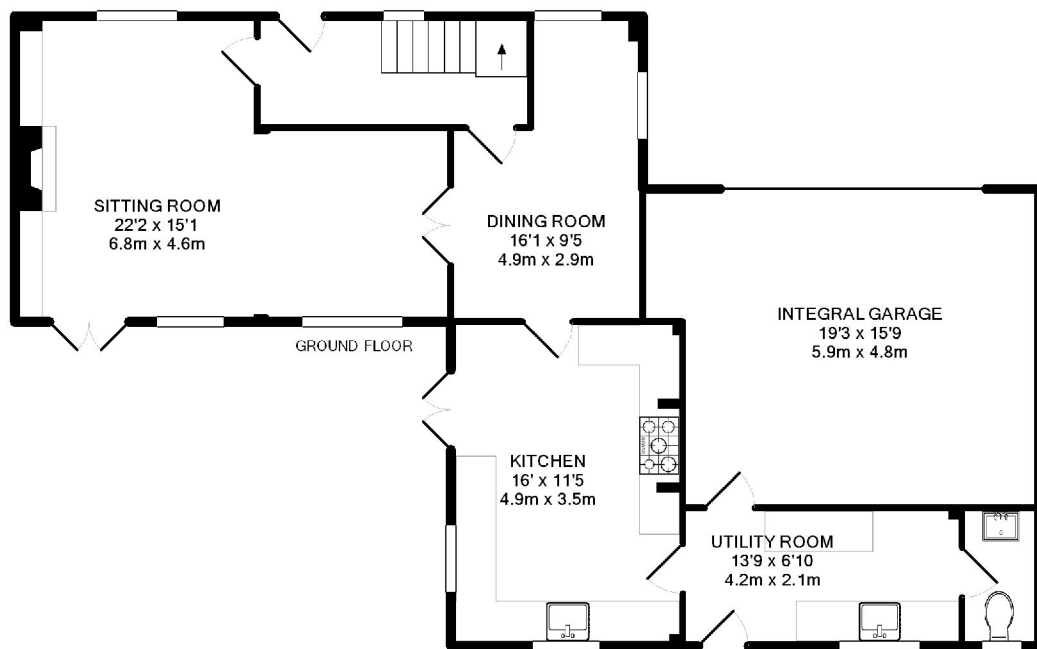
On the first floor there is a double aspect master bedroom with fireplace, three further bedrooms, one with ensuite shower room and a family bath and shower room.

- Immaculate 1930s Family Home
- Double Aspect Sitting Room
- Dining Room
- Double Aspect Kitchen
- Utility Room and Cloakroom
- Master Bedroom with Fireplace
- Three Further Bedrooms, One Ensuite
- Family Bath and Shower Room
- Integral Garage and Off Road Parking
- Partially Walled Manicured Gardens
- Mainline Station Nearby
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (including garage) 1829.9SQ.FT. (170SQ.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



60, North Street, Biddenden, ASHFORD, TN27 8AS

Dwelling type: Detached house Reference number: 8804-6629-4920-9967-0922
 Date of assessment: 23 January 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 January 2014 Total floor area: 174 m²

Use this document to:

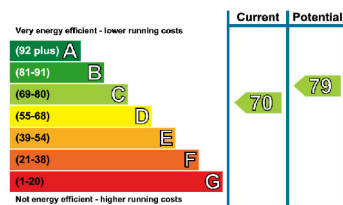
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,441
Over 3 years you could save	£ 306

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 327 over 3 years	
Heating	£ 2,718 over 3 years	£ 2,412 over 3 years	
Hot Water	£ 396 over 3 years	£ 396 over 3 years	
Totals	£ 3,441	£ 3,135	

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	£800 - £1,200	£ 153	✓
2 High performance external doors	£3,500	£ 105	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 825	✓

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 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.

Ashford 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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