

# CRANBROOK

KENT



# Causton Road Cranbrook Kent TN17 3ER

Enjoying a tucked away location, just off the High Street of the sought after Wealden town of Cranbrook and within walking distance of the renowned Cranbrook School, this family home offers high ceilings and well proportioned rooms.

The accommodation consists of a sitting room with fireplace and bay window, a dining room leading to a study area and through to a conservatory, kitchen/breakfast room with door to the garden and a cloakroom on the ground floor.

On the first floor there are two double bedrooms, a further bedroom and a family bath and shower room. There is also a fully boarded attic with natural light.

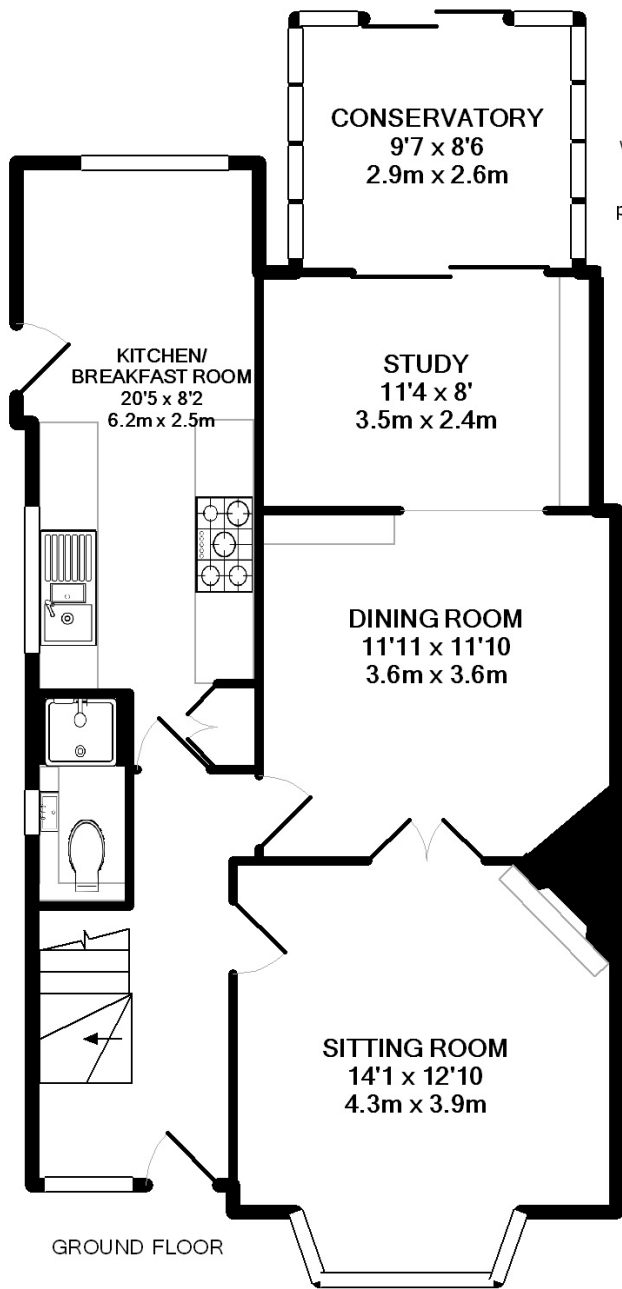
Outside a gravel drive provides ample off road parking, a gate leads through to the enclosed garden to the rear which is laid to lawn with a paved terrace and mature planting.

- Early Twentieth Century Family Home
- Sitting Room with Bay Window
- Dining Room leading to Study Area
- Kitchen/Breakfast Room
- Conservatory and Cloakroom
- Two Double Bedrooms
- Additional Bedroom
- Potential for Fourth Bedroom in Attic
- Enclosed Garden with Terrace
- Off Road Parking
- Cranbrook School Catchment Area







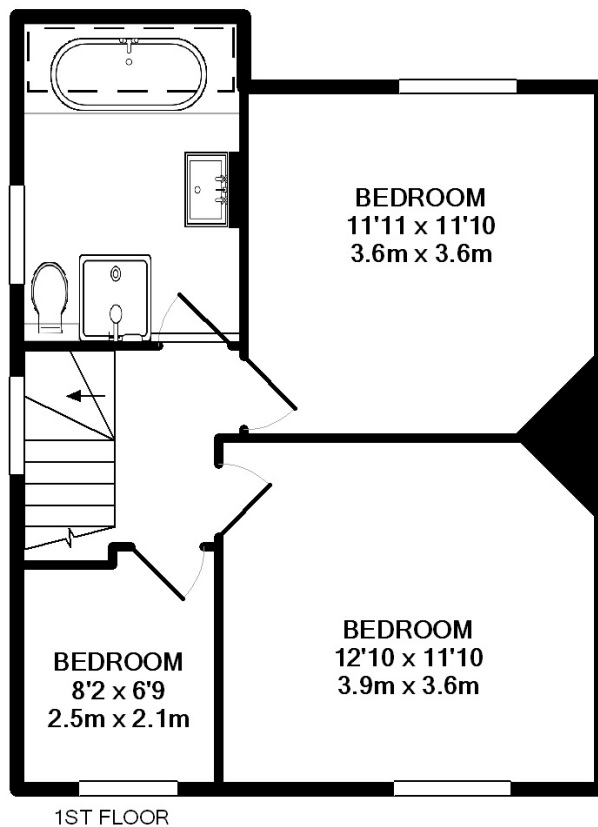


TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1082.8SQ.FT. (100.6SQ.M)  
(not to scale - for layout purposes only)

(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



Maryville, Causton Road, CRANBROOK, TN17 3ER

**Dwelling type:** Semi-detached house **Reference number:** 8272-7722-0009-6310-9926  
**Date of assessment:** 20 December 2012 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 20 December 2012 **Total floor area:** 119 m<sup>2</sup>

### Use this document to:

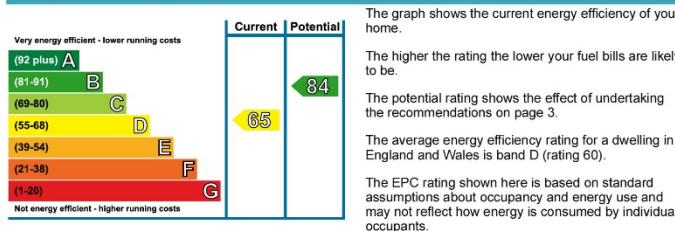
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,688</b>
<b>Over 3 years you could save</b>	<b>£ 777</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 213 over 3 years	
Heating	£ 2,205 over 3 years	£ 1,422 over 3 years	
Hot Water	£ 273 over 3 years	£ 276 over 3 years	
<b>Totals</b>	<b>£ 2,688</b>	<b>£ 1,911</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



### 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 Internal or external wall insulation	£4,000 - £14,000	£ 510	
2 Floor Insulation	£800 - £1,200	£ 141	
3 Draught proofing	£80 - £120	£ 39	

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.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.



## SERVICES

Mains electricity, gas, water and drainage.

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.



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