

GOUDHURST

KENT



Beresford Road, Goudhurst, Kent TN17 1DN

This charming detached chalet bungalow is situated on the outskirts of the much sought after village of Goudhurst within walking distance of the village primary school, rated outstanding in the last Ofsted report, the village centre and the popular duck pond.

The accommodation consists of a triple aspect sitting/dining room, kitchen/breakfast room, two double bedrooms and a family bathroom on the ground floor.

On the first floor there is a master bedroom, a bathroom and extensive storage space.

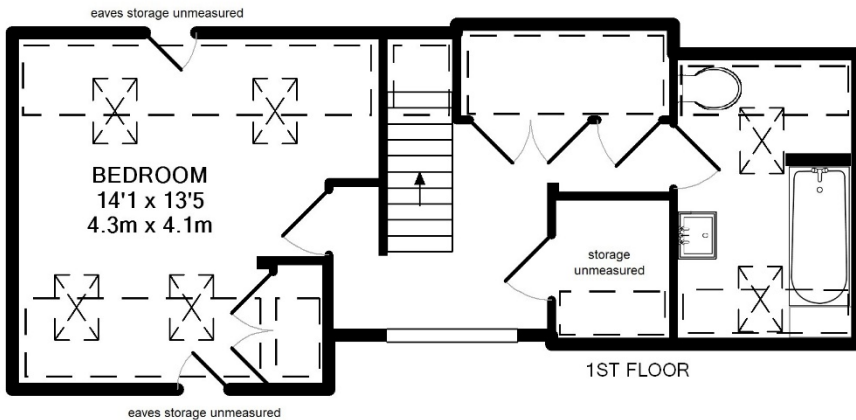
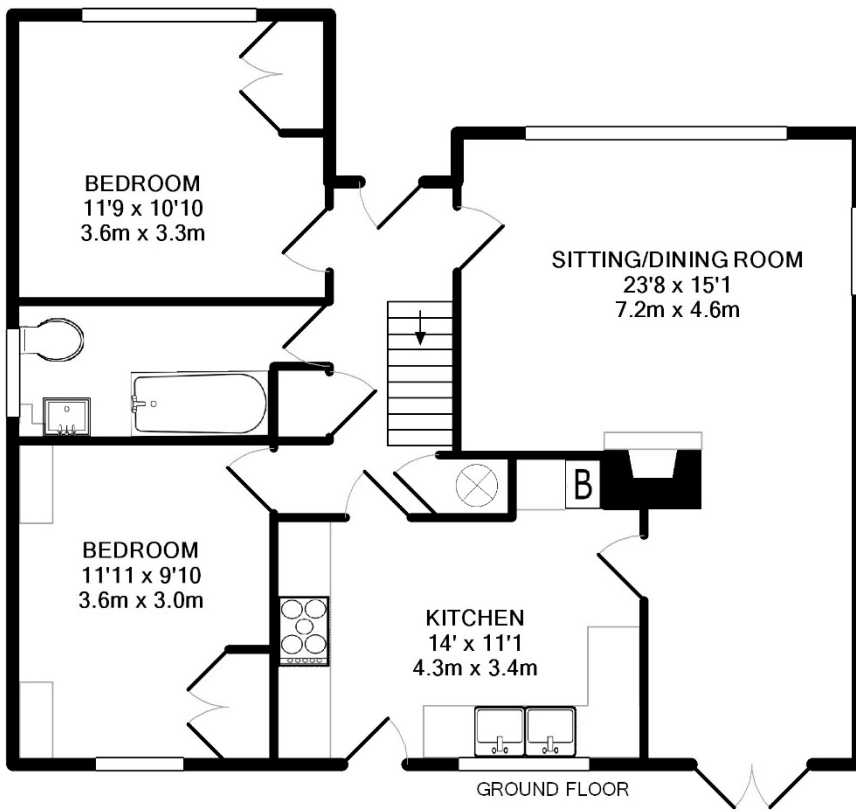
Outside, a drive leads across the garden to the front which is laid predominantly to lawn with mature flower and shrub beds, to a garage and off road parking. The enclosed garden to the rear is again laid predominantly to lawn bordered with mature flower and shrub beds and a paved terrace.

- Charming Detached Chalet Bungalow
- Triple Aspect Sitting/Dining Room
- Kitchen/Breakfast Room
- Master Bedroom with Bathroom
- Two Double Bedrooms
- Family Bathroom
- Delightful Enclosed Garden
- Garage and Off Road Parking
- Walking Distance to Village Centre
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1110.8SQ.FT. (103.2SQ.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

Made with Metropix ©2018



Energy Performance Certificate



Middle Tree, Beresford Road, Goudhurst, CRANBROOK, TN17 1DN

Dwelling type: Detached bungalow
 Date of assessment: 16 January 2017
 Date of certificate: 16 January 2017
 Reference number: 0041-2896-7297-9493-4935
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 108 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

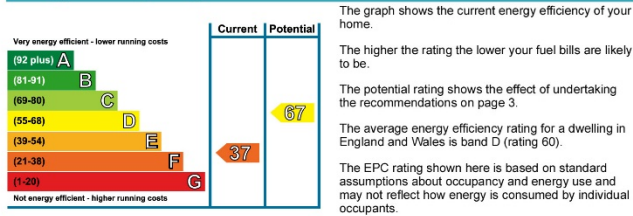
Estimated energy costs of dwelling for 3 years:	£ 4,032
Over 3 years you could save	£ 1,371

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 201 over 3 years	
Heating	£ 3,135 over 3 years	£ 2,235 over 3 years	
Hot Water	£ 621 over 3 years	£ 225 over 3 years	
Totals	£ 4,032	£ 2,661	

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
1 Cavity wall insulation	£500 - £1,500	£ 528
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 261
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 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 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, water and drainage. Oil fired central heating.

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.



The Corner House, Stone Street
 Cranbrook, Kent TN17 3HE
 Tel: 01580 715400
 Fax: 01580 715122
 Email: enquiries@harpersandhurlingham.com
 Web: www.harpersandhurlingham.com

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.