

# IDEN GREEN

KENT





## Iden Green Road, Iden Green, Kent TN17 4HA

Conveniently situated in the sought after hamlet of Iden Green and offered with no onward chain, this charming end of terrace cottage built in 2003 is presented in immaculate order throughout and complemented by delightful gardens with a lower paved terrace enjoying views over the adjoining countryside. Nearby footpaths lead to the middle of Benenden village and there are delightful walks to local pub

The accommodation consists of an entrance hall leading to a dining room which opens into the sitting room with fireplace and doors to the terrace, a fitted kitchen and cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite shower room, two further bedrooms and a family bathroom.

Outside there is an attractive textured garden to the front with a delightful garden to the rear which has two areas of paved terracing and a lawned area. The garden enjoys stunning far reaching views of the adjoining countryside. There is allocated off road parking as well as a workshop.

- Charming Cottage in Popular Location
- Sitting Room opening to Dining Room
- Fitted Kitchen and Cloakroom
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Delightful Enclosed Garden
- Off Road Parking and Workshop
- Cranbrook School Catchment Area

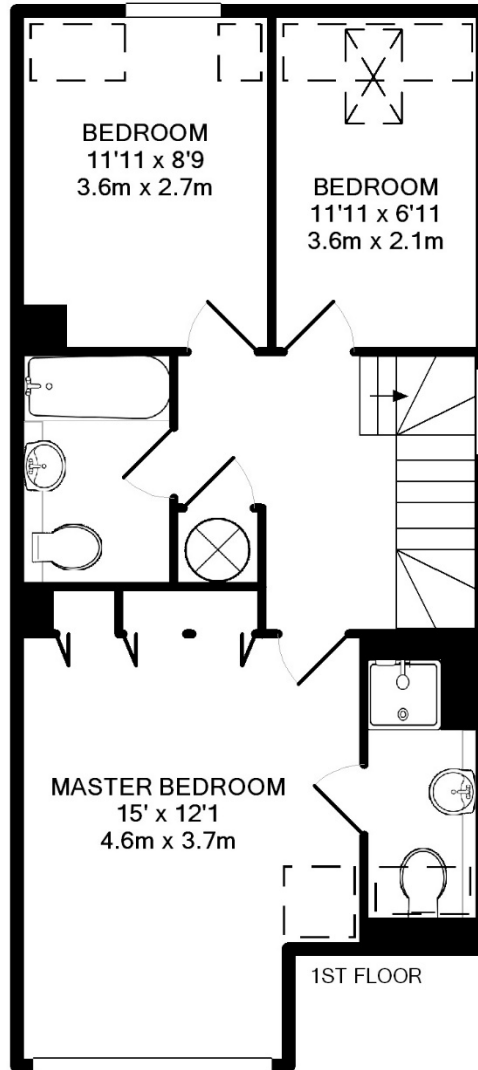
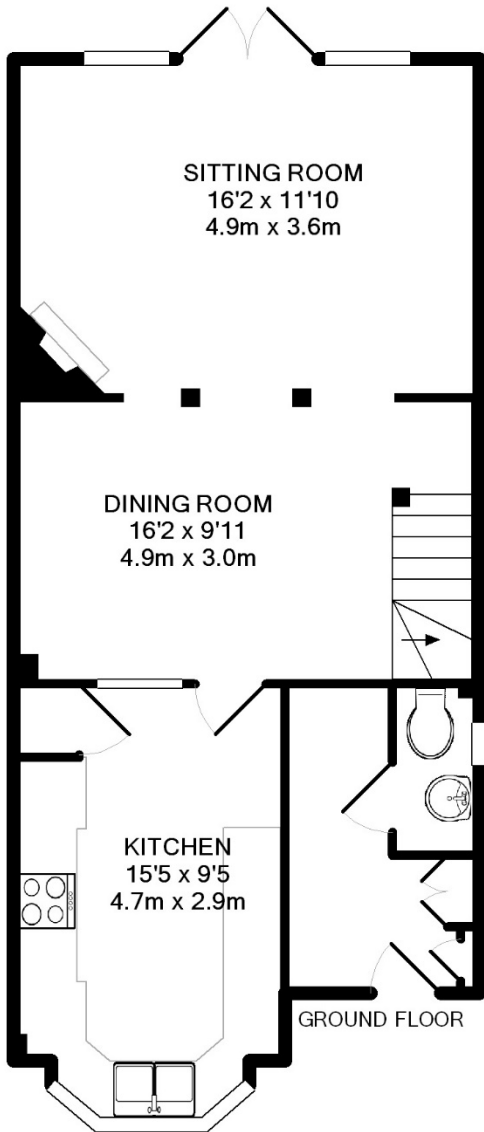












TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1032.3SQ.FT. (95.9SQ.M)

(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**

Mulberry Cottage, Iden Green Road, Iden Green, CRANBROOK, TN17 4HA

Dwelling type: End-terrace bungalow Reference number: 8003-7296-0228-9887-1913  
 Date of assessment: 11 January 2019 Type of assessment: PUSAP, existing dwelling  
 Date of certificate: 11 January 2019 Total floor area: 117 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:	£ 2,146
Over 3 years you could save	£ 411

Estimated energy costs of this home		Potential future savings
Current costs	Potential costs	
Lighting £ 243 over 3 years	£ 243 over 3 years	
Heating £ 1,463 over 3 years	£ 1,245 over 3 years	
Hot Water £ 489 over 3 years	£ 246 over 3 years	
<b>Totals</b>	<b>£ 2,146</b>	<b>£ 734</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 coolers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
A (91-100)	<b>B3</b>	93	G (39-48)
B (81-90)			F (29-38)
C (69-80)			E (21-28)
D (55-68)			D (16-20)
E (39-54)			C (9-15)
F (21-38)			B (4-8)
G (1-20)			A (1-3)

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.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 89
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 218
3 Solar water heating	£4,500 - £9,000	£ 139

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 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.

**H&H**  
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