



'Our Focus Determines Your Reality'



Cranbrook  
Kent  
TN17 3LZ



Entrance Hall \* Sitting Room \* Dining Room  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom

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Master Bedroom with Ensuite \* Three Further Bedrooms  
Family Bathroom

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Enclosed Partially Walled Garden \* Integral Double Garage  
Off Road Parking



## ATTRACTIVE DETACHED FAMILY HOME

Providing versatile family accommodation, this attractive detached home is situated within walking distance of the centre of Cranbrook and the well regarded Cranbrook School.

Presented in immaculate order throughout, the accommodation consists of an entrance hall leading to a double aspect sitting room with doors to the garden, a dining room, kitchen/breakfast room, utility room and cloakroom on the ground floor. There is also access to the integral double garage.

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

The enclosed garden to the rear is partially walled and laid to lawn with a brick terrace. There is an area of lawn to the front bordered with a mature hedge and adjoining the drive which provides additional parking.



## CRANBROOK

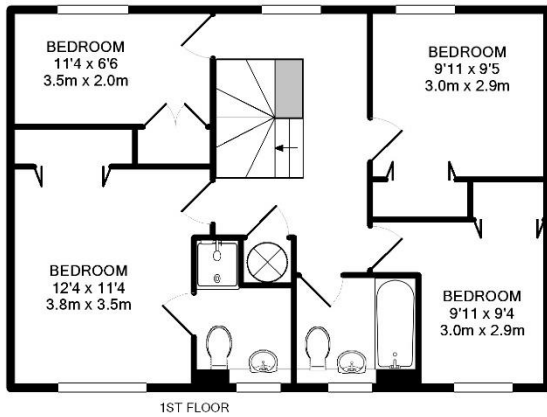
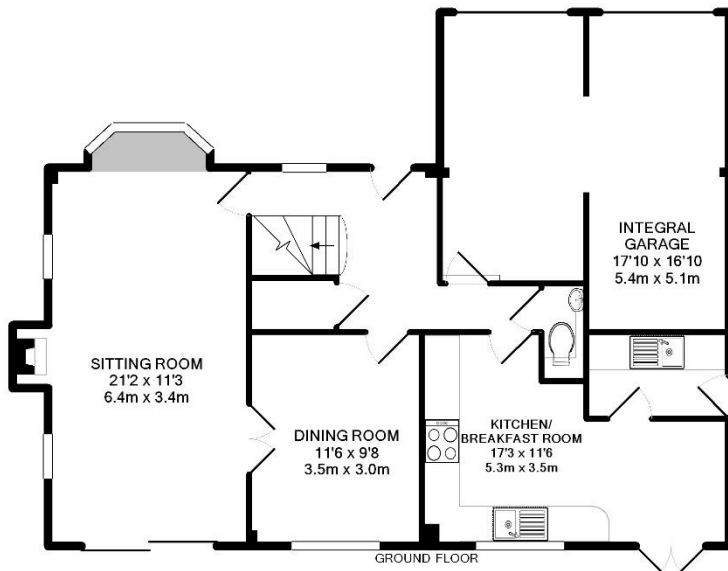
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

## SCHOOLS AND CONNECTIONS

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (including Garage) 1496.2SQ FT (139SQ M)  
(not to scale - for layout purposes only)  
(no guarantee is given to the square footage of the property, the figure given is for initial guidance 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**

44, Joyce Close, CRANBROOK, TN11 3LZ  
 Dwelling type: Detached house Reference number: 0318-7948-7282-3514-0980  
 Date of assessment: 19 December 2014 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 19 December 2014 Total floor area: 130 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 2 years:	£ 4,654
Over 3 years you could save	£ 1,752

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 219 over 3 years	
Heating	£ 3,303 over 3 years	£ 1,545 over 3 years	You could save £ 1,752 over 3 years
Hot Water	£ 462 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 4,044</b>	<b>£ 2,292</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**

Very energy efficient (best-selling homes)	Current	Potential	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.
(95-100) A	33	60	
(85-95) B			
(75-85) C			
(65-75) D			
(55-65) E			
(45-55) F			
(35-45) G			
(25-35) H			
(15-25) I			
(5-15) J			
Not energy efficient (worst-selling homes)			

**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	£300 - £1,000	£ 960
2 Floor insulation (solid floor)	£4,000 - £5,000	£ 117
3 Heating controls (thermostatic radiator valves)	£300 - £450	£ 120

See page 3 for a full list of recommendations for this property.

To find out more about the recommendations and other actions you could take today to save money, visit [www.gov.uk/energy-guides](http://www.gov.uk/energy-guides) or call 0300 123 1234 (outside normal hours). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4



## SERVICES

All mains services connected.

Tunbridge Wells 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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