

CRANBROOK

KENT



Cranbrook Kent TN17 3LX

This delightful bungalow occupies a convenient position on the outskirts of the sought after Wealden Town of Cranbrook.

The flexible accommodation consists of a sitting/dining room with fireplace, a fitted kitchen with door to the garden, a master bedroom with built-in wardrobes, an additional double bedroom/dining room and a family bathroom. There is a good size, partially boarded loft space.

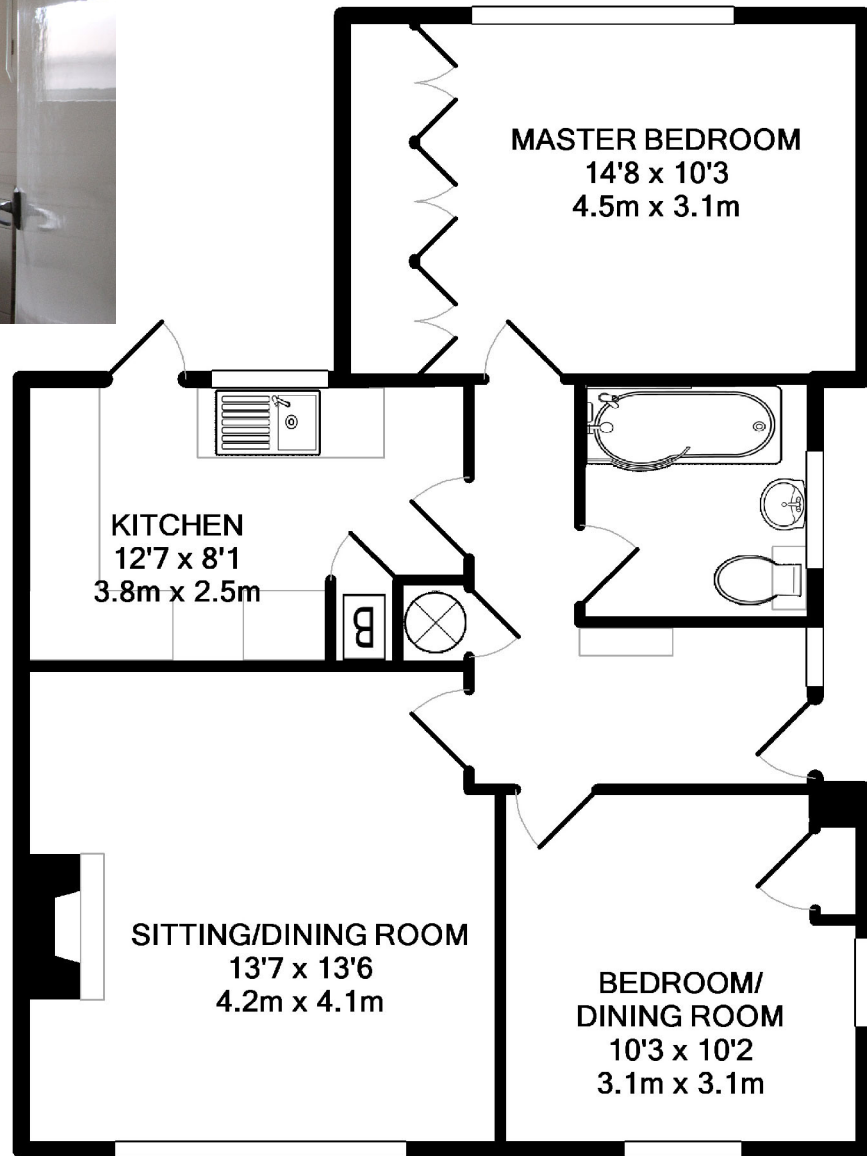
The garden to the front is laid to lawn bordered by mature flower and shrub beds and the drive way which leads to the garage and provides off road parking. A gate from the driveway leads to the enclosed garden to the rear which is again laid predominantly to lawn bordered with mature flower and shrub beds. Within the garden there is a greenhouse and a garden store.

- Delightful Attached Bungalow
- Walking Distance to Town Centre
- Sitting/Dining Room with Fireplace
- Kitchen with Door to Garden
- Master Bedroom with Wardrobes
- Further Bedroom/Reception Room
- Family Bathroom
- Enclosed Garden
- Garage and Off Road Parking
- Cranbrook School Catchment Area









TOTAL APPROX. INTERNAL FLOOR AREA 639.4SQ.FT. (59.4SQ.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 ©2015

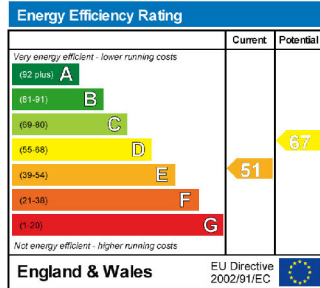
Energy Performance Certificate



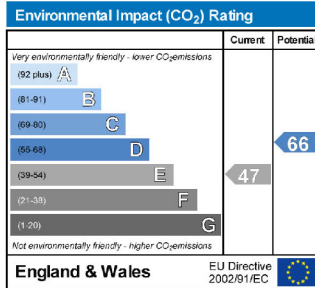
20, Wheatfield Way
CRANBROOK
TN17 3LX

Dwelling type: Semi-detached bungalow
Date of assessment: 16 September 2011
Date of certificate: 18 September 2011
Reference number: 0296-2808-6510-9299-0065
Type of assessment: RdSAP, existing dwelling
Total floor area: 64 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	358 kWh/m ² per year	226 kWh/m ² per year
Carbon dioxide emissions	4.4 tonnes per year	2.8 tonnes per year
Lighting	£60 per year	£36 per year
Heating	£672 per year	£470 per year
Hot water	£158 per year	£98 per year

You could save up to £287 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

HH

HARPERS AND HURLINGHAM

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.