

HAWKHURST

KENT



Talbot Road Hawkhurst, Kent TN18 4LU

Conveniently situated on the edge of the village of Hawkhurst and believed to date from 1900, this striking detached family home boasts features synonymous with its age, including high ceilings and fireplaces.

The accommodation consists of a sitting room with bay window, a family room, dining room with doors to the garden, kitchen and cloakroom.

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

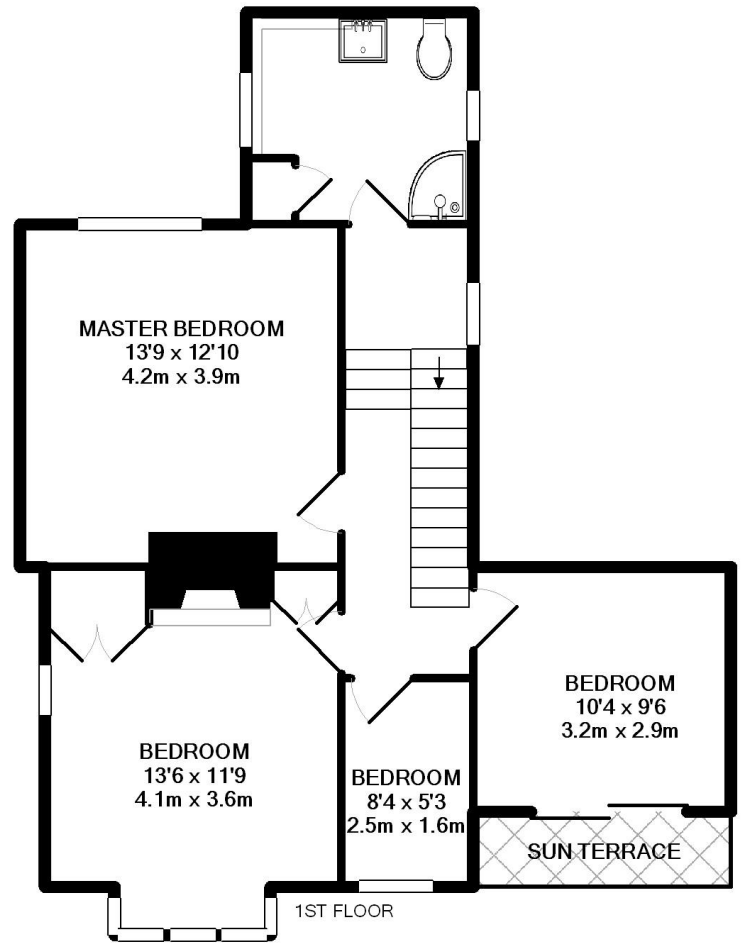
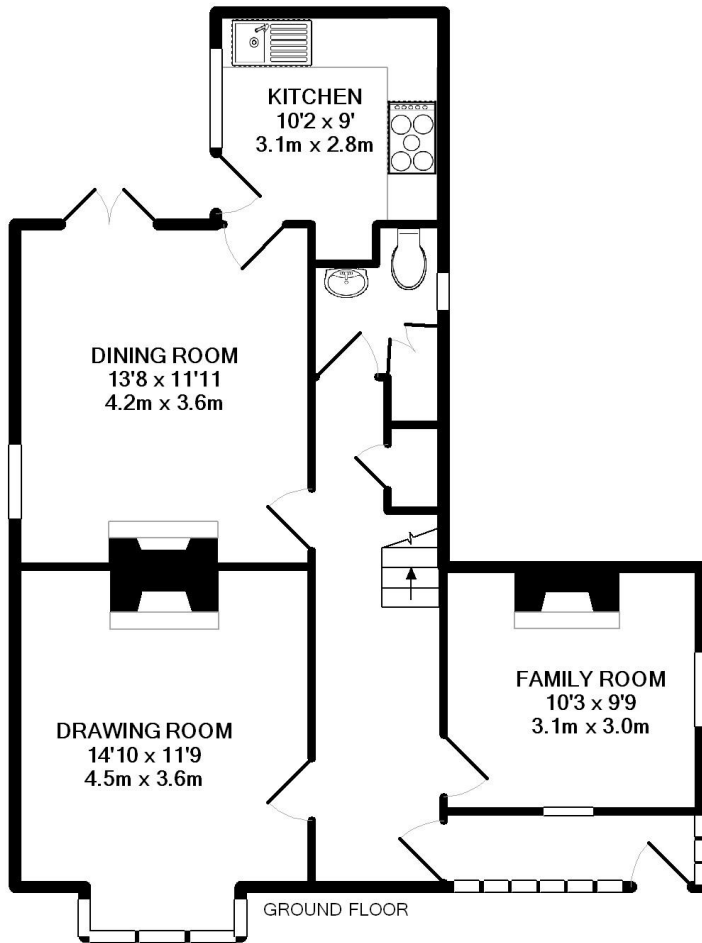
Outside the enclosed garden is tiered and textured to provide area of terrace. There is off road parking.

- Striking Detached Family Home
- Sitting Room with Bay Window
- Family Room with Fireplace
- Dining Room with Doors to Garden
- Fitted Kitchen
- Master Bedroom
- Three Further Bedrooms
- Family Shower Room
- Tiered, Enclosed Garden
- Off Road Parking
- Walking Distance to Town Centre
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1296SQ.FT. (120.4SQ.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 ©2017

Energy Performance Certificate



Frith Lea, Talbot Road, Hawkhurst, CRANBROOK, TN18 4LU

Dwelling type: Detached house
Date of assessment: 18 January 2017
Date of certificate: 18 January 2017
Reference number: 0342-2898-7290-9593-8131
Type of assessment: RdSAP, existing dwelling
Total floor area: 156 m²

Use this document to:

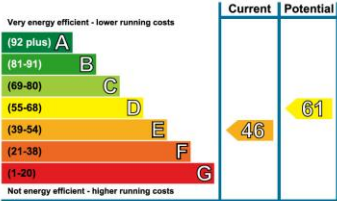
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,937
Over 3 years you could save	£ 951

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 468 over 3 years	£ 249 over 3 years	
Heating	£ 5,052 over 3 years	£ 4,476 over 3 years	
Hot Water	£ 417 over 3 years	£ 261 over 3 years	
Totals	£ 5,937	£ 4,986	

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



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.

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 Increase loft insulation to 270 mm	£100 - £350	£ 114	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 243	✓
3 Low energy lighting for all fixed outlets	£50	£ 189	

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, 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.



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.