

CRANBROOK

KENT



New Road Cranbrook Kent TN17 3LE

Inspired by Lutyens and exhibiting several tell tale characteristics in particular the chimney, this unique property was built in 1908 with later additions. Located within the sought after Wealden Town of Cranbrook, the property is within walking distance of the town centre.

The accommodation consists of a sitting/dining room, a conservatory, a kitchen/ breakfast room, a master bedroom with shower room, a study, a family bathroom and two further bedrooms.

Outside the gardens are laid to lawn with well stocked flower and shrub beds, mature hedgerows and trees. There is a detached utility room, a garage and off road parking.

- Lutyens Inspired Bungalow
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Study
- Master Bedroom with Ensuite Shower
- Two Further Double Bedrooms
- Family Bathroom
- Spacious Attic
- Detached Utility Room
- Delightful Mature Gardens
- Garage and Off Road Parking
- Cranbrook School Catchment Area







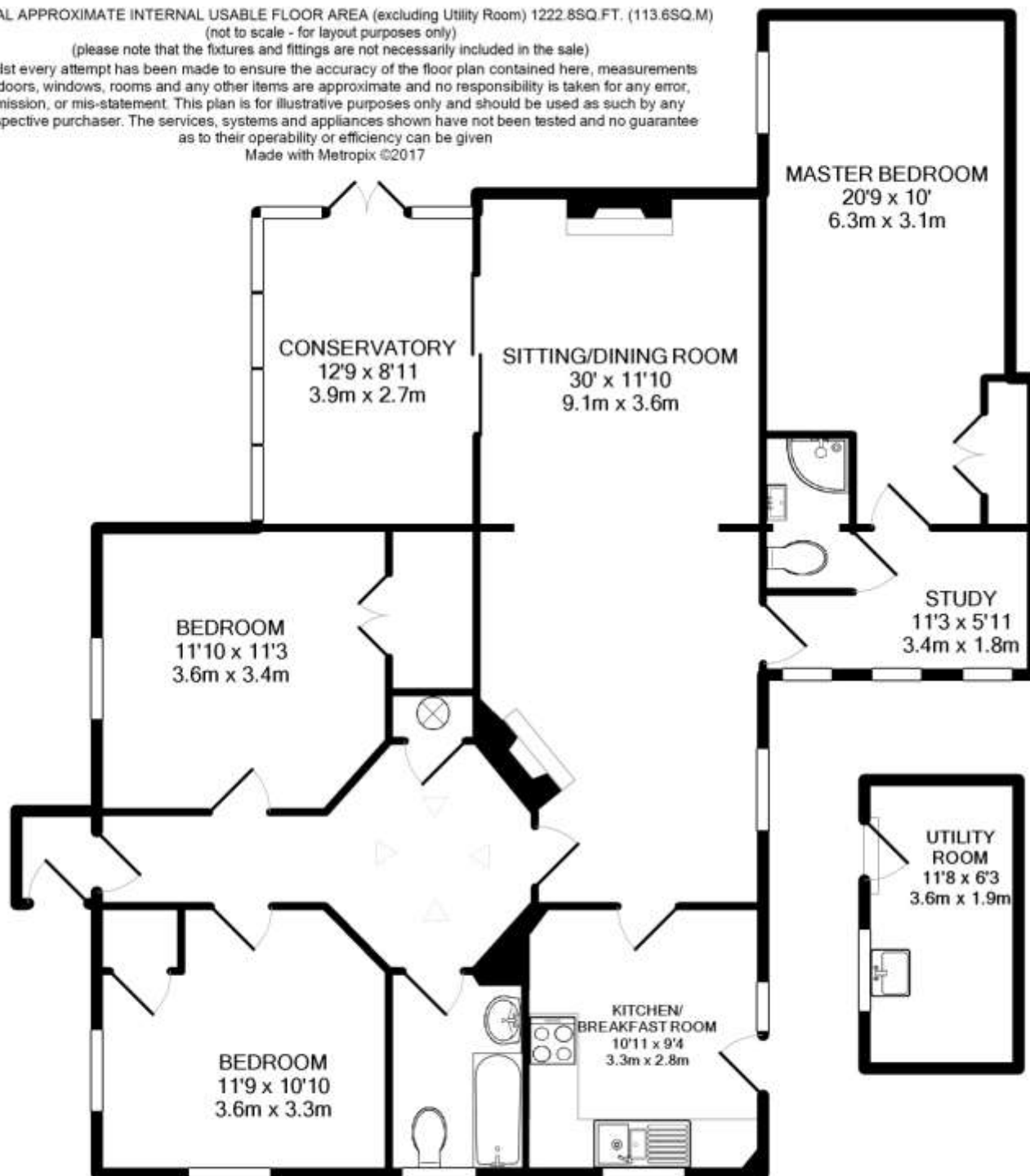
TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding Utility Room) 1222.8SQ.FT. (113.6SQ.M)

(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



The Laurels, New Road, CRANBROOK, TN17 3LE

Dwelling type: Detached bungalow
Date of assessment: 13 March 2017
Date of certificate: 13 March 2017

Reference number: 8783-8327-5890-6167-8996
Type of assessment: RdSAP, existing dwelling
Total floor area: 152 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

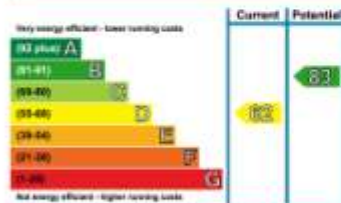
Estimated energy costs of dwelling for 3 years:	£ 3,378
Over 3 years you could save:	£ 1,188

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 204 over 3 years	
Heating	£ 2,595 over 3 years	£ 1,728 over 3 years	
Hot Water	£ 411 over 3 years	£ 258 over 3 years	
Totals	£ 3,378	£ 2,190	

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 Internal or external wall insulation	£4,000 - £14,000	£ 672	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 225	
3 Low energy lighting for all fixed outlets	£45	£ 144	

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 423 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4



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.

H&H
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