

SANDHURST

KENT



Sandhurst, Kent TN18 5JR

Available with no onward chain, this spacious detached bungalow sits in delightful, enclosed gardens in a tranquil cul-de-sac location in the sought after village of Sandhurst.

A vaulted ceiling and velux windows to the entrance hall fill the bungalow with light. The accommodation consists of a double aspect sitting/dining room with log burning stove and doors leading into the conservatory, a fitted kitchen, master bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

Outside the stunning garden is laid predominantly to lawn bordered with mature hedging and shrub beds, a pond bordered with wild flower crescents and over seen by a statue of persephony. A spiral staircase leads to a roof terrace. Within the garden there is a greenhouse, a summer house and children's climbing frame and slide.

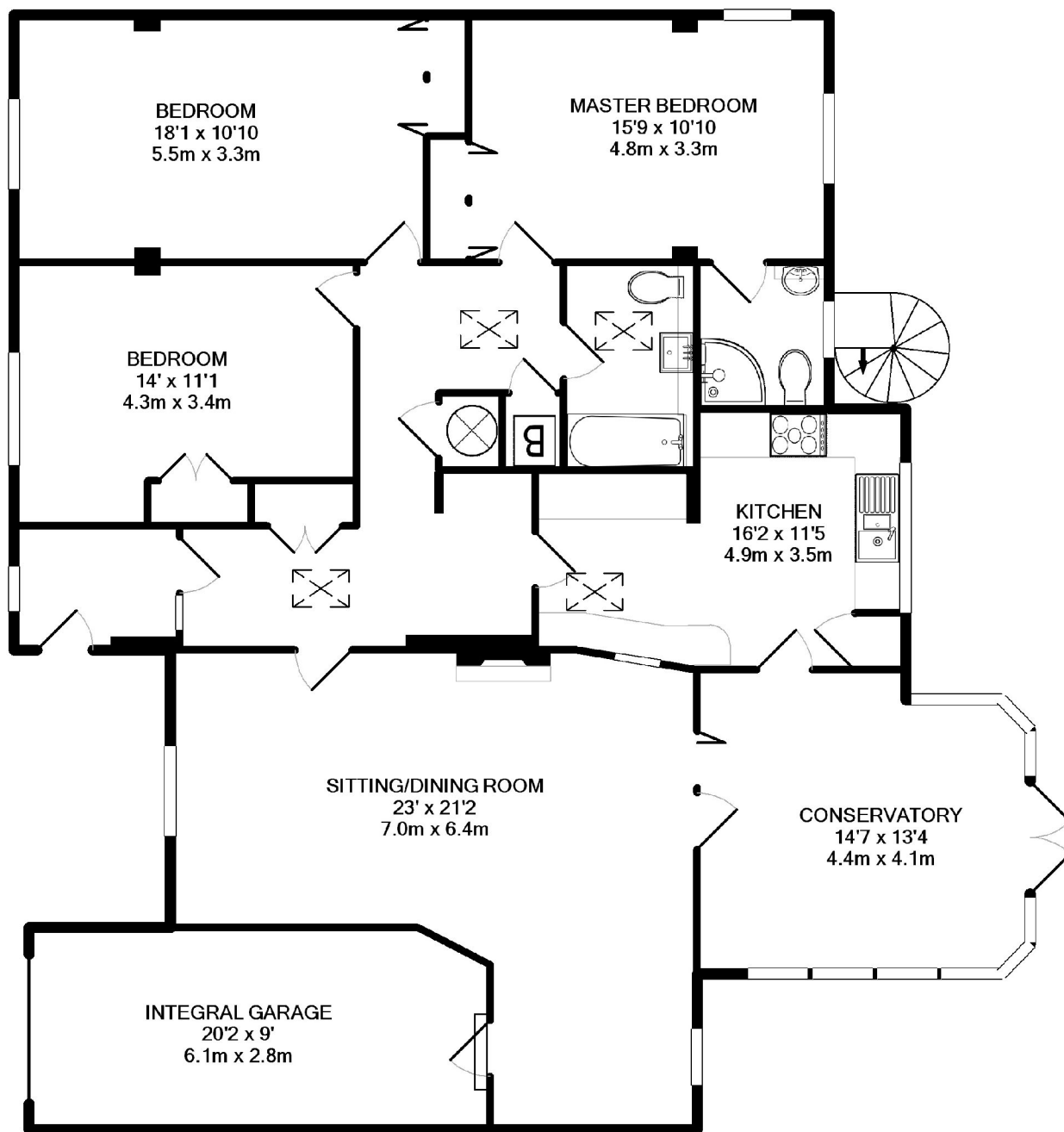
Within walking distance of the village amenities the bungalow is also within the well regarded Cranbrook School Catchment Area.

- Spacious Detached Bungalow
- Sitting/Dining Room and Conservatory
- Fitted Kitchen
- Master Bedroom with Ensuite
- Two Further Double Bedrooms
- Family Bathroom
- Integral Garage and Off Road Parking
- Delightful Enclosed Gardens
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (including Garage) 1692.1SQ.FT. (157.2SQ.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



2, Oaks Forstal, Sandhurst, CRANBROOK, TN18 5JR

Dwelling type: Detached bungalow
Date of assessment: 07 July 2017
Date of certificate: 07 July 2017
Reference number: 8313-7723-5800-3223-6902
Type of assessment: RdSAP, existing dwelling
Total floor area: 125 m²

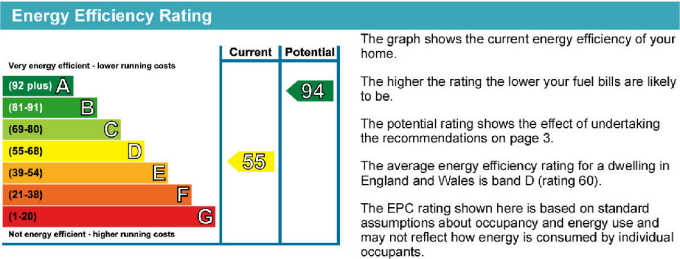
Use this document to:

- 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:	£ 2,925
Over 3 years you could save	£ 978

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 219 over 3 years	
Heating	£ 1,992 over 3 years	£ 1,494 over 3 years	
Hot Water	£ 528 over 3 years	£ 234 over 3 years	
Totals	£ 2,925	£ 1,947	

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.



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 Floor insulation (solid floor)	£4,000 - £6,000	£ 288	
2 Increase hot water cylinder insulation	£15 - £30	£ 57	
3 Low energy lighting for all fixed outlets	£60	£ 156	

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, water and 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.



The Corner House, Stone Street
Cranbrook, Kent TN17 3HE
Tel: 01580 715400
Fax: 01580 715122
Email: enquiries@harpersandhurlingham.com
Web: www.harpersandhurlingham.com

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