



'Our Focus Determines Your Reality'



Horsmonden  
Kent  
TN12 8JT



Sitting Room \* Dining Room \* Conservatory \* Kitchen  
Master Bedroom \* Further Bedroom \* Family Bathroom

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Enclosed Garden \* Garden Store \* Off Road Parking



## ATTRACTIVE DETACHED BUNGALOW

This attractive detached bungalow is located in a popular no through road, within walking distance of all the local amenities including the village green in the much sought after village of Horsmonden.

The light, airy, versatile accommodation consists of an entrance hall leading to the sitting room which opens into the dining room, doors open from the sitting room into the conservatory with doors into the garden. There is a fitted kitchen with door to the garden, a master bedroom, a further bedroom and a family bathroom.

Outside a herringbone brick drive provides ample off road parking and adjoins the lawn with mature shrub beds to the front of the property. A gate leads to the enclosed garden to the rear of the property where there is an area of lawn, mature well stocked flower and shrub beds and a paved terrace. A path leads across the lawn to the garden store.



## HORSMONDEN

The village with its charming village green boasts a Country Inn and a selection of local shops including a general store/deli, chemist and hairdresser. There is also a well-regarded Village Primary School and Kindergarten.

## SCHOOLS AND CONNECTIONS

As well as the village schools at Horsmonden and Brenchley, there are a variety of schools in the area namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

Located approximately 15 minutes' drive from Royal Tunbridge Wells and 5 minutes' drive from Paddock Wood station with a direct journey time of 41 minutes to London Bridge.



## Energy Performance Certificate

10, Angley Court, Horsmonden, TONBRIDGE, TN12 8JT

Dwelling type: Detached bungalow Reference number: 0422-2884-7066-8004-0761  
 Date of assessment: 04 November 2014 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 04 November 2014 Total floor area: 83 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

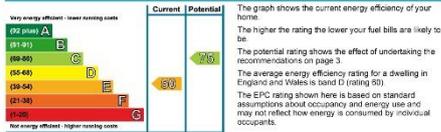
Estimated energy costs of dwelling for 3 years:	£ 3,894
Over 3 years you could save	£ 1,167

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 308 over 3 years	£ 171 over 3 years	
Heating	£ 2,976 over 3 years	£ 2,223 over 3 years	
Hot Water	£ 608 over 3 years	£ 333 over 3 years	
<b>Totals</b>	<b>£ 3,894</b>	<b>£ 2,727</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



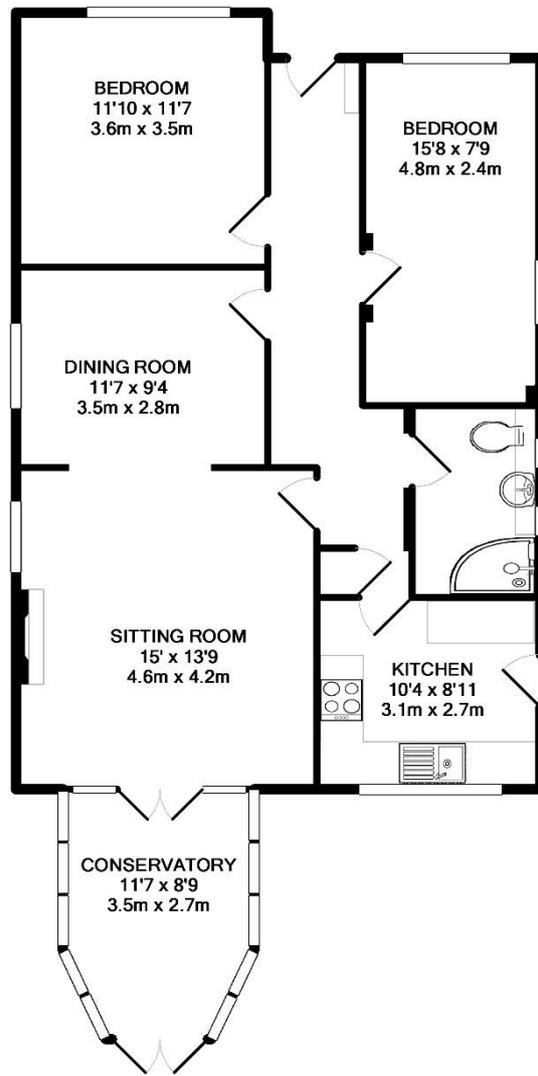
### Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 3 years
1. Floor Insulation	£900 - £1,200	£ 245
2. Low energy lighting for all fixed outlets	£45	£ 114
3. Heating controls (room thermostat)	£350 - £450	£ 219

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](http://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.

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TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 911.7SQ.FT. (84.7SQ.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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## 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.

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