



THE LARCHES
East Grinstead, West Sussex



FLOORPLANS & EPC

Energy Performance Certificate

Dwelling type: Detached house
Date of assessment: 11 April 2015
Date of certificate: 20 April 2015

Reference number: 6765-7124-3670-6529
Type of assessment: RGSAP, existing dwelling
Total floor area: 176 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: £ 3,407

Over 3 years you could save: £ 933

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|-----------------------------------|
| Lighting | £ 452 over 3 years | £ 261 over 3 years | You could save £ 933 over 3 years |
| Heating | £ 3,054 over 3 years | £ 2,536 over 3 years | |
| Hot Water | £ 501 over 3 years | £ 237 over 3 years | |
| Totals | £ 3,997 | £ 3,024 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy used for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

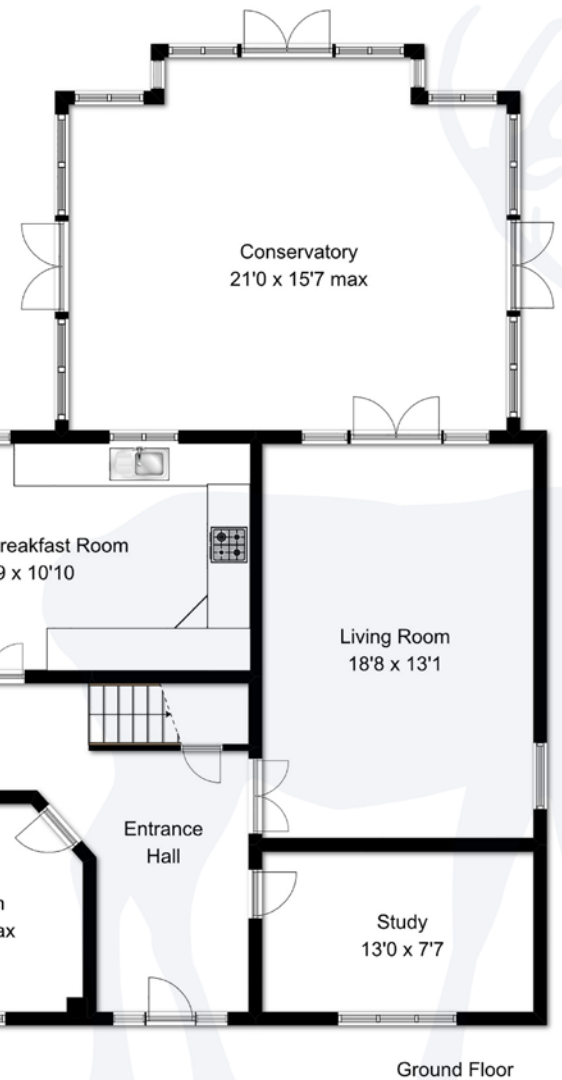
Energy Efficiency Rating

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).

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 (suspended floor) | £800 - £1,200 | £ 144 | Yes |
| 2 Low energy lighting for all fixed outlets | £30 | £ 114 | Yes |
| 3 Heating controls (thermostatic radiator valves) | £350 - £450 | £ 156 | Yes |

See page 3 for a full list of recommendations for this property.
 For full details of recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to finance your home heating and lighting for up to 10 years.



Ground Floor



First Floor



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 Ref 10000

This plan is for layout guidance only. Not drawn to scale, unless stated. Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



THE LARCHES, EAST GRINSTEAD, WEST SUSSEX

Modern Detached Family Home

A substantial detached family home in a gated development offering well presented and versatile accommodation throughout. The ground floor comprises entrance hall, cloakroom, living room, very large conservatory with underfloor heating, family room, study, kitchen/breakfast room and utility room. The first floor consists of landing, master bedroom with Juliette balcony, ensuite bathroom, three further bedrooms and family bathroom.

Outside the property benefits from parking for several vehicles, detached double garage and landscaped gardens to rear with impressive terrace.

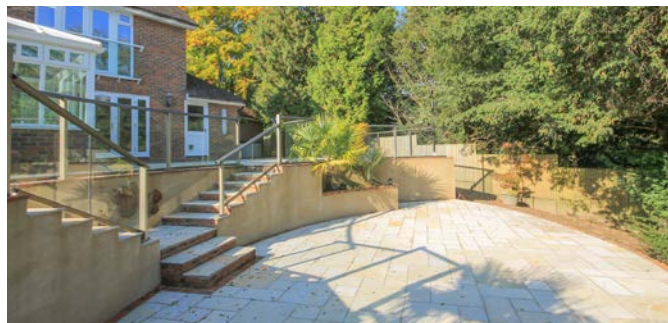
The property is offered to the market with no ongoing chain and viewings are essential to appreciate the accommodation on offer.

Convenient Location

The property is situated on the Northern outskirts of East Grinstead in a modern gated development. Local primary and secondary schools are both within easy reach and the town centre is less than 1 mile away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses and supermarkets.

East Grinstead train station (1.8 miles) and Dormans station (1.8 miles) both offer frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 11.2 miles away whilst the M25 is 10.6 miles distant. Private and specialist schools can be found in Forest Row, Turners Hill, Lingfield and Worth which are all within 10 miles.

Asking Price £850,000





ACCOMMODATION

The property is entered via wooden door to front with glazed panel opening to:

ENTRANCE HALL

Welcome matting, two wooden double glazed windows to front, solid wooden flooring, alarm panel, radiator, stairs to first floor, understairs storage cupboard, telephone point, doors to cloakroom and study, glazed doors to family room, living room and kitchen/breakfast room.

CLOAKROOM

Low level wc, pedestal wash hand basin with mixer tap, tiled walls to dado height, radiator, wooden double glazed obscure window to side.

LIVING ROOM

Feature fireplace with stone surround, marble hearth and flame effect gas fire, dual aspect with wooden double glazed windows to side and rear and double glazed patio doors to rear leading to conservatory, television point, telephone point, satellite point, FM aerial point, two ceiling roses, two radiators.

CONSERVATORY

Generous in proportions with double glazed patio doors and windows to both sides and rear, electronically controlled ceiling windows, tiled flooring with underfloor heating, two ceiling fans with lights, television point, satellite point, blinds to side.

STUDY

Wooden double glazed window to front, radiator, telephone point.

FAMILY ROOM

Wooden double glazed window to front, radiator.

KITCHEN/BREAKFAST ROOM

Range of white wall and base units with contrasting work surfaces incorporating 1.5 bowl sink and drainer with mixer tap, 4 ring gas hob with cooker hood and extractor fan over, built in double oven and grill, integrated fridge, integrated freezer, integrated dishwasher, part tiled walls, under cupboard lighting, downlighters, tiled flooring, radiator, telephone point, television point, wooden double glazed window and patio doors to rear, door to:





FAMILY RULES
ALWAYS TELL THE TRUTH
LAUGH OFTEN
BE HAPPY
KEEP PROMISES
YOUR...
RESPECT EACH OTHER
be positive
SAY PLEASE & THANK YOU
DREAM BIG

NESPRESSO
Intenso

UTILITY ROOM

Base units with work surface incorporating stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer and upright fridge/freezer, tiled flooring, downlighters, wall mounted boiler, dual aspect with wooden double glazed window to front and door to rear.

First Floor

LANDING

Airing cupboard housing the hot water cylinder and slatted shelving area, loft hatch, doors to all bedrooms and bathroom.

MASTER BEDROOM

Double glazed windows and Juliette balcony to rear,

telephone point, fitted double wardrobe with hanging rails and shelving over, radiator, door to:

ENSUITE

Fitted suite comprising tile panel bath with Victorian style mixer tap and shower attachment, shower cubicle with multi point shower, low level wc, pedestal wash hand basin with mixer tap, bathroom cabinet, part tiled walls, shaver point, extractor fan, downlighters, radiator, wooden double glazed obscure window to side.

BEDROOM TWO

Double glazed windows and Juliette balcony to rear, fitted double wardrobe with hanging rails and shelving over, radiator, television point.

BEDROOM THREE

Dual aspect with wooden double glazed windows to front and side, fitted double wardrobe with hanging rails and shelving, radiator.

BEDROOM FOUR

Double glazed wooden window to front, radiator.

BATHROOM

Fitted suite comprising tile panel bath with Victorian style mixer tap and shower attachment, shower cubicle with multi point shower, low level wc, pedestal wash hand basin with mixer tap, bathroom cabinet with lighting, part tiled walls, shaver point, extractor fan, mirrors, downlighters, radiator, wooden double glazed obscure window to front.





OUTSIDE

FRONT GARDEN

Lawn area with borders/shrubs, paved pathway leading to covered vestibule and front door, driveway providing parking for several vehicles leading to:

DETACHED DOUBLE GARAGE

Electric up and over door to front, power and light.

REAR GARDEN

Substantially paved limestone patio on two levels, curved easy-clean glass balustrades, multi-coloured LED north star and step lighting, outside full height post lighting, large lawn area, Yew tree, fruit trees, palms, herbs garden, steps to third level. The property enjoys a

secluded aspect with fenced and tree lined boundaries and grounds extending into the Larches Grounds.

LARCHES GROUNDS

Owned by all the residents including private woodland which is protected under the Larches tenancy to preserve the abundance of natural wildlife.



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