

**RUSH
WITT &
WILSON**



Chulkhurst, Biddenden, Kent TN27 8ED
Offers In The Region Of £435,000

Rush Witt & Wilson are pleased to offer this well-presented link detached family home located in the sought after village of Biddenden.

The accommodation is arranged over two floors and comprises an entrance hallway, living room, open plan kitchen/dining/family room with log burning stove, generous utility room and shower room on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property offers a good sized rear garden, a detached single garage with adjoining carport and gated driveway providing off road parking. Further benefits include UPVC double glazed windows and doors replaced two years ago and gas central heating. Cranbrook School Catchment Area.

For further information and to arrange a viewing please call our Tenterden office on 01580762927



Entrance Hallway

With entrance door and window to the front, stair rising to the first floor, radiator, wood effect flooring and doors to:

Living Room

10'11 x 9'11 (3.33m x 3.02m)

Being double aspect with windows to the side and rear elevations, feature fireplace, wood effect flooring and radiator.

Kitchen/Dining/Family Room

17'3 x 16'5 (5.26m x 5.00m)

Fitted with a range of bespoke shaker style cupboard and drawer base units with complementing woodblock work surface, inset ceramic 1.5 bowel sink unit and tiled splash-back, inset electric induction hob with stainless steel extractor canopy above, upright unit housing integrated double oven, space and point for free standing fridge/freezer, exposed brick double sided feature fireplace with inset log burning stove, space for table and chairs, radiator, wood effect flooring, windows to the front and rear elevations, part glazed door allowing access through to the garden and wood sliding door to:

Utility Room

12'5 max x 12'1 max (3.78m max x 3.68m max)

Fitted work surface with space and plumbing beneath for washing machine and space and point for tumble dryer, butler sink, fitted shelving, access to loft storage space, cupboard housing wall mounted gas fired boiler, radiator, window to the rear elevation, door to the front, part glazed door allowing access to the garden. Sliding door to:

Shower Room

Fitted with a modern white suite comprising low level W.C, vanity unit with inset wash-hand basin with storage beneath, shower cubicle with fitted screen, radiator and obscured glazed window to the front elevation

First Floor

Landing

With stairs rising from the entrance hallway, fitted storage cupboard, carpeted flooring, access to loft space and doors to:

Bedroom 1

13'10 x 9'11 max (4.22m x 3.02m max)

With window to the rear elevation enjoying views over the garden, polished floorboards, fitted wardrobe and radiator.

Bedroom 2

9'11 x 9'4 (3.02m x 2.84m)

With window to the rear elevation enjoying views over the garden, polished floorboards, fitted wardrobe and radiator.

Bedroom 3

10'10 x 6'4 (3.30m x 1.93m)

With window to the rear elevation enjoying views over the garden, fitted wardrobe and radiator.

Family Bathroom

Fitted with a modern white site comprising low level W.C, corner vanity unit with inset wash-hand basin and fitted cupboard beneath, freestanding double ended bath with hand held shower attachment, radiator, part tiled walls and obscured glazed window to the side elevation.

Outside

Garden

The rear garden is of a good size and is predominantly laid to lawn being interspersed with a selection of trees and shrubs, a generous paved patio abuts the rear of the property offering a space for outside dining/entertaining, to one side is a gravelled area with a detached summer house and timber garden store, a brick pathway leads down to the end of the garden.

A gated private driveway located off the Sissinghurst Road provides off road parking/turning space as well as access to the detached garage and adjoining carport.

Detached Single Garage

18'6 x 9'8 (5.64m x 2.95m)

With electric roller door to the front elevation, window to the side, personal door through to the carport, light and power connected.

Adjoining Carport.

19'2 x 10'4 max (5.84m x 3.15m max)

Open bay carport with external power sockets.

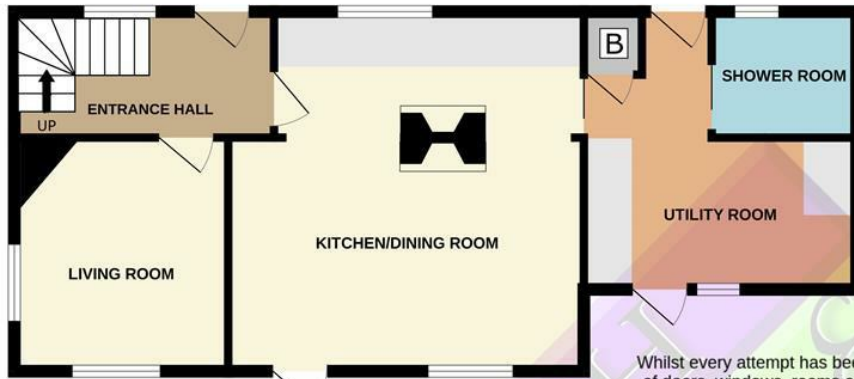
Agent Note

Council Tax Band: C

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

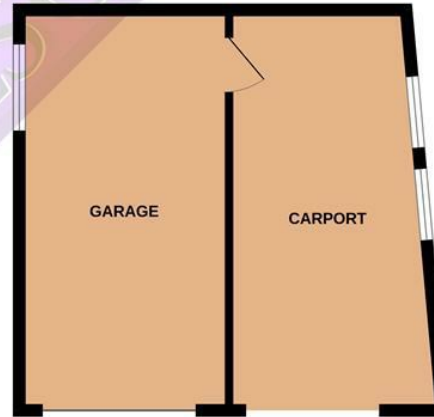




GROUND FLOOR



1ST FLOOR

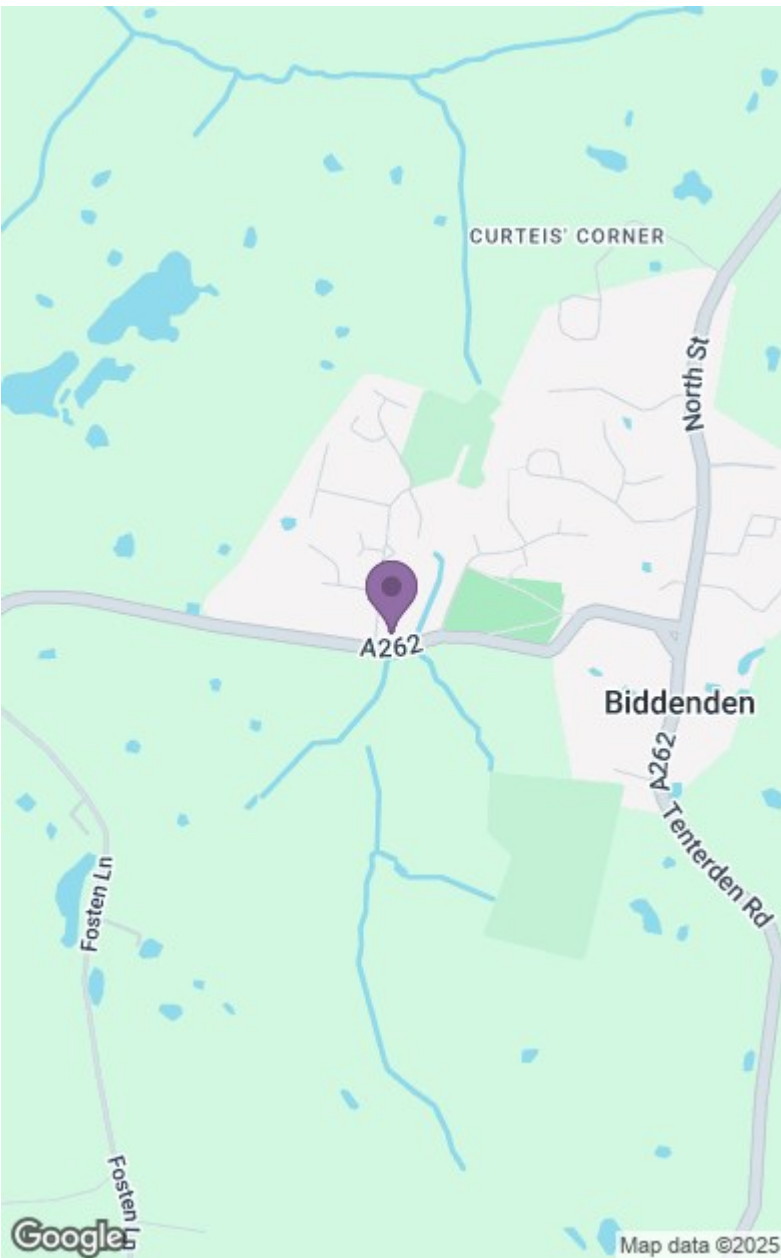


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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