

**RUSH
WITT &
WILSON**



**3 Townland Close, Biddenden, Kent TN27 8AR
Guide Price £325,000**

Rush Witt & Wilson are pleased to offer this attractive semi-detached home offering scope to modernise and enhance located in the heart of the popular village of Biddenden, being within easy walking distance of the High Street and village amenities. The well proportioned accommodation comprises an entrance hallway, cloakroom, living room, dining room and kitchen on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property offers a single garage en-block with parking to the front and established gardens to the front and rear. Offered to the market CHAIN FREE. An internal inspection is highly recommended to fully appreciate all the potential this house has to offer. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

With entrance door to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator and connecting doors to:

Cloakroom

Fitted with coloured suite comprising low level W.C, wall mounted wash-hand basin, part tiled walls, radiator and obscured glazed window to the side elevation.

Living Room

16'7 x 11'2 (5.05m x 3.40m)

With attractive bay window to the front elevation, feature fireplace with inset electric fire, two radiators, connecting door to the hallway and archway leading to:

Dining Room

10'4 x 10'0 (3.15m x 3.05m)

With window and door to the rear elevation allowing access to the garden, radiator and connecting door to:

Kitchen

10'4 x 7'10 (3.15m x 2.39m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, work surface with tiled splash-backs, inset stainless steel sink/drain unit, space and point for gas oven space and plumbing for washing machine, space and point for free-standing fridge/freezer, floor standing gas fired boiler, window to the rear and door allowing access to the garden.

First Floor**Landing**

With stairs rising from the entrance hallway, window to the side elevation, access to loft space and shelved fitted storage/airing cupboard.

Bedroom 1

14'9 x 10'5 (4.50m x 3.18m)

With window to the front elevation, two fitted wardrobes and radiator.

Bedroom 2

10'5 x 10'1 (3.18m x 3.07m)

With window to the rear elevation, fitted wardrobe and radiator,

Bedroom 3

7'6 x 7'1 (2.29m x 2.16m)

With window to the front elevation, fitted cupboard and radiator.

Bathroom

Fitted with a coloured suite comprising low level W.C, pedestal wash-hand basin, panelled bath, part tiled walls, radiator, part shelved airing cupboard housing insulated hot water tank and obscured glazed window to the rear elevation.

Outside**Garden**

The property is approached over a shared pedestrian pathway with a small area of lawn to the front being bordered with well stocks beds planted with a mixture of roses and shrubs. A paved gated pathway to one side leads to:

The established rear gardens offers a small paved patio abutting the rear of the property being accessed from the dining room and kitchen which offers space for outside dining, this leads to an area of lawn being bordered with a range of well stocked beds planted with a mixture of mature shrubs, trees and seasonal flowers, there is also a delightful central flower bed planted with a mixture of roses.

Single Garage (En-Bloc)

17'0 x 7'9 (5.18m x 2.36m)

With up and over door to the front elevation. Being one of four garages in a block, with an off road parking space to the front.

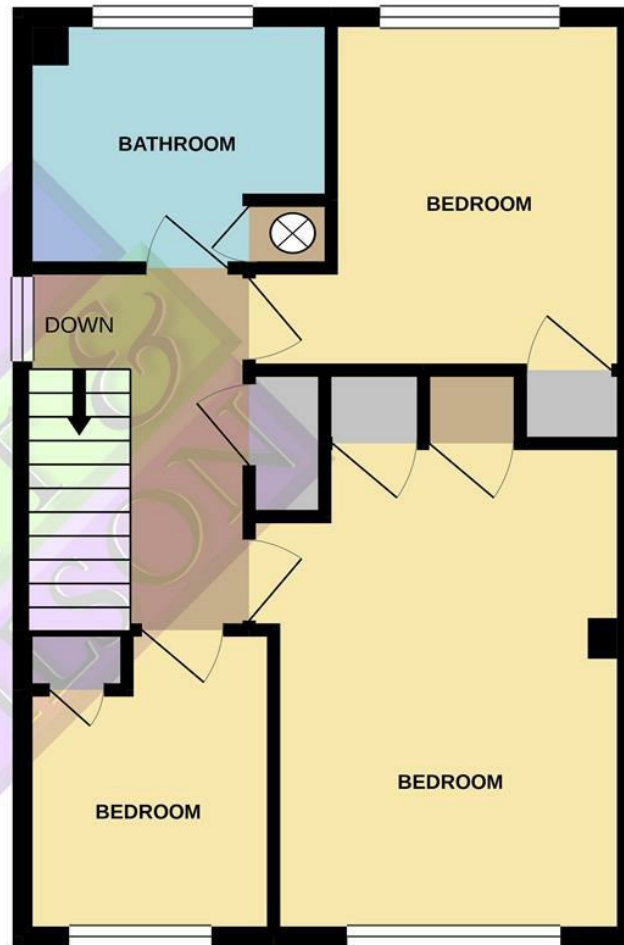
Agent Note

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 also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested

GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	86	A	A
67	67	B	B
		C	C
		D	D
		E	E
		F	F
		G	G

England & Wales EU Directive 2002/91/EC

