

**RUSH  
WITT &  
WILSON**



**36 Glebelands, Biddenden, Kent TN27 8EA  
Offers In Excess Of £425,000**

Rush Witt & Wilson are pleased to offer this extended link detached family home enjoying views to the rear over All Saints Church occupying a highly sought after cul-de-sac location within the heart of the village of Biddenden. The accommodation is arranged over two floors and comprises an entrance hallway, living room, kitchen/breakfast room, dining/family room, conservatory and cloakroom on the ground floor. On the first floor and three bedrooms and the family bathroom. Outside the property enjoys a corner plot with a generous rear garden benefiting from a southerly aspect, there is an attached single garage and driveway providing off road parking. Offered to the market CHAIN FREE. 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 obscured glazed window to the front elevation, stairs rising to the first floor with recessed storage area beneath, radiator, small fitted cupboard housing the electric fuse-board and door to:

#### **Cloakroom**

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin with tiled splash back and obscured glazed window to the side elevation.

#### **Living Room**

12'11 x 12'7 (3.94m x 3.84m)

With large 'picture window' to the front elevation, attractive feature fireplace, radiator and double doors leading through to:

#### **Dining/Family Room**

17'9 x 9'5 max (5.41m x 2.87m max)

With glazed double doors to the rear elevation leading through to the conservatory, radiator and door to the kitchen/breakfast room.

#### **Conservatory**

10'1 x 8'8 (3.07m x 2.64m)

Aluminium framed construction with single glazed glass,

double doors to the rear elevation allowing access to the garden.

#### **Kitchen/Breakfast Room**

17'1 x 10'11 max (5.21m x 3.33m max)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with inset stainless steel sink/drain unit and generous tiled splash backs, space and point for electric cooker with extractor canopy above, space and point for free standing fridge/freezer, space and plumbing for washing machine, space for table and chairs, quarry tiled flooring, radiator, window to rear elevation overlooking the garden and glazed door to the side elevation.

#### **First Floor**

##### **Landing**

With stairs rising from the entrance hallway, window to the side elevation, fitted airing cupboard housing insulated hot water tank, access to loft space where the gas fired boiler is located, doors to:

##### **Bedroom 1**

11'10 x 9'4 (3.61m x 2.84m)

With window to the rear elevation enjoying a pleasant view of the village Church and millennium field beyond, fitted wardrobe with folding door and radiator.

##### **Bedroom 2**

11'10 x 8'5 (3.61m x 2.57m)

With window to the front elevation, fitted wardrobe with folding door and radiator.

##### **Bedroom 3**

8'10 x 10'5 max (2.69m x 3.18m max)

With window to the front elevation and radiator.

##### **Bathroom**

Fitted with a white suite comprising vanity unit with low level W.C, inset wash-hand basin and fitted storage cupboard, 'walk-in' panelled bath with power shower over, stainless steel heated towel rail and window to the rear elevation

enjoying a pleasant view of the village Church and millennium field beyond.

#### **Outside**

##### **Gardens**

A brick-paved driveway provides off road parking and access to the attached single garage with an area of lawn to one side, gated access to the side of the property leads to:

The established rear garden is a particular feature of the property being of a good size and enjoying a southerly aspect, predominately laid to lawn being bordered and interspersed with a range of established beds planted with a selection mature shrubs, roses and seasonal flowers, there is a paved patio area offering a perfect space for outside dining/entertaining and a good sized timber garden store.

##### **Attached Single Garage**

18'6 x 9'3 (5.64m x 2.82m)

With electric roller door to the front elevation, personal door to the rear, light and power connected.

##### **Agent Note**

Council Tax Band: E

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.



