

**RUSH
WITT &
WILSON**



**7 Worsenden Sissinghurst Road, Biddenden, Kent TN27 8EH
Guide Price £410,000**

Rush Witt & Wilson are pleased to offer this attractive semi-detached family home with large rear garden measuring approximately 130ft in length (tbv) located on the outskirts of the popular village of Biddenden. The accommodation is arranged over two floors and comprises a living room, kitchen/dining room, utility room and shower room on the ground floor. On the first floor are three bedrooms. Outside the property enjoys good sized gardens to the front and rear, the latter backing onto and enjoying delightful views over adjoining farmland. There is an opportunity to enhance the property by undertaking improvement works, alternatively there may be scope to extend subject to the necessary consents being obtained. Offered to the market CHAIN FREE. An internal inspection is highly recommended by the vendors' sole agents. For further information and to arrange your viewing please call our Tenterden office on 01580 762927.

Entrance Lobby

With entrance door to the front elevation, stairs rising to the first floor and doors to:

Shower Room

Fitted with a white suite comprising low level W.C, vanity unit with inset wash-hand basin and fitted cupboard beneath, fully tiled walk in shower cubicle, wall mounted electric radiator and obscured glazed window to the front elevation.

Living Room

13'3 x 12'2 (4.04m x 3.71m)

With window to the front elevation, feature fireplace, wall mounted electric radiator and door through to:

Kitchen/Dining Room

13'11 x 10'2 (4.24m x 3.10m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink/drainage unit and tiled splash-back, inset electric oven and integrated

double oven beneath, space and plumbing for washing machine, space and point for free standing fridge/freezer, large walk in fitted larder cupboard, two fitted storage cupboards, Rayburn cooker which heats the hot water system (please note you are able to also heat the water independently of the Rayburn from the immersion tank in bedroom 2), being double aspect with windows to the rear and side elevations, space for table and chairs, wall mounted electric radiator and door to:

Utility Room

6'10 x 6'2 (2.08m x 1.88m)

Being double aspect with windows to the side and rear elevations, part glazed door allowing access to the garden, fitted with a range of cupboard base units with work surface above and matching wall mounted cupboards. Door to:

Store Room

6'8 x 3'7 (2.03m x 1.09m)

Useful store room with space and points for free standing appliances, recessed under stairs storage area.

First Floor

Landing

With stairs rising from the entrance hall, window to the side elevation, access to loft space and doors to:

Bedroom 1

12'3 x 12'2 (3.73m x 3.71m)

With window to the front elevation, feature fireplace, fitted wardrobe and wall mounted electric radiator.

Bedroom 2

12'6 x 8'4 (3.81m x 2.54m)

With window to the rear elevation enjoying views over the rear garden and adjoining countryside beyond, feature fireplace, fitted airing cupboard housing insulated hot water tank and wall mounted electric radiator.

Bedroom 3

9'4 x 6'10 (2.84m x 2.08m)

With window to the rear elevation enjoying views over the rear garden and wall mounted electric radiator.

Outside

Gardens

The established and generous gardens are a particular feature of the property, to the front the property is set back from the road with a gated pathway proceeding to the front door bordered on both sides with an area of lawn and selection of beds planted with a mixture of seasonal flowers, roses and mature shrubs. Gated side access leads to:

The impressive rear gardens are predominately laid to lawn being interspersed with a selection of trees and beds planted with a mixture of mature shrubs, seasonal flowers and roses, there is a paved patio area offering space for outside dining/entertaining, two useful garden stores and timber summer house, beyond an established hedge row is a further good sized area of lawned garden with summerhouse with backs through to and enjoys views over adjoining fields are the rear.

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 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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