

**RUSH  
WITT &  
WILSON**



**26 The Meadows, Biddenden, Kent TN27 8AW  
Offers In The Region Of £275,000**

Rush Witt & Wilson are pleased to offer this well-proportioned semi-detached home offering scope to enhance/modernise located in the highly sought after village of Biddenden.

The accommodation is arranged over two floors and comprises of a entrance hallway, cloakroom, kitchen/dining and living room on the ground floor. On the first floor are two double bedrooms and a shower room.

Outside the property enjoys a good sized garden to rear. Further benefits include triple glazed windows and gas fired central heating. 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 Hallway**

With entrance door to the front elevation, wood effect flooring and multi-panelled glazed doors to:

#### **Kitchen/Dining Room**

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

Fitted with a range of cupboard and drawer base units with complementing work surface and inset stainless steel sink/drain unit, inset four burner gas hob with stainless steel back plate and extractor canopy above, upright unit housing integrated electric oven, space and plumbing of washing machine, space and point for free standing fridge/freezer, windows to the front and side and rear elevations, radiator, space for table and chairs and part glazed door allowing access through to the rear lean-to/W.C and garden.

#### **Living Room**

13'8 max x 13'1 (4.17m max x 3.99m)

With window to the front elevation, feature fireplace

with inset gas fire, radiator with decorative wooden cover, wood effect flooring and stairs rising to the first floor.

#### **First Floor**

##### **Landing**

With stairs rising from the living room, window to the rear elevation, recessed storage space with wall mounted gas fired boiler, access to loft space and doors to:

##### **Bedroom 1**

13'10 max x 13'0 max (4.22m max x 3.96m max)

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

##### **Bedroom 2**

10'11 x 10'9 (3.33m x 3.28m)

With window to the front elevation and radiator.

##### **Shower Room**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, corner shower cubicle with double sliding doors, stainless steel heated towel rail, fully tiled walls, wood effect flooring and obscured glazed window to the rear elevation.

#### **Outside**

##### **Garden**

To the front of the property is a residents parking area with area of lawn and pathway leading to the properties. Gated side access leads to:

Abutting the rear of the property is a timber lean-to requiring work/replacement providing access to the cloakroom, steps leading to a lawned area of garden with small pond being interspersed with a selection of rockery beds planted with a selection of shrubs and flowers.

#### **Agent Note**

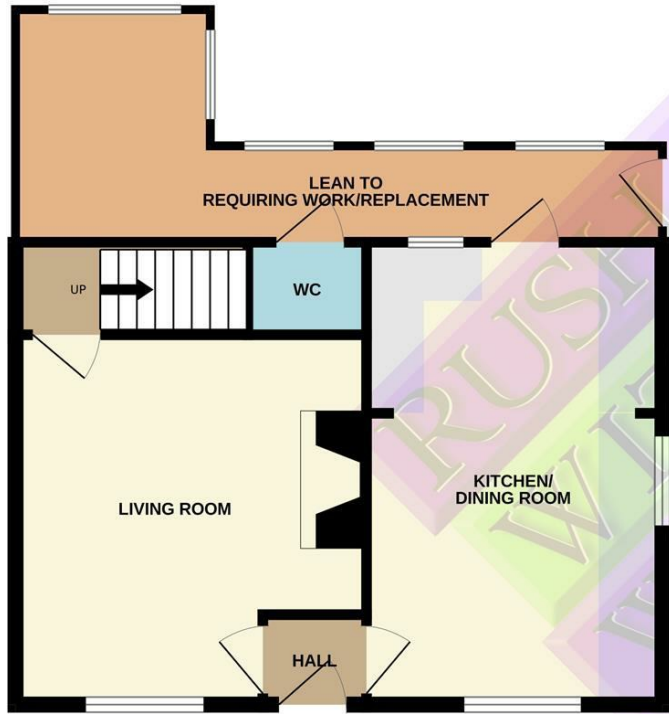
Please note the property had spray foam roof insulation installed in April 2024 - further paperwork available on request.

Council Tax Band: C

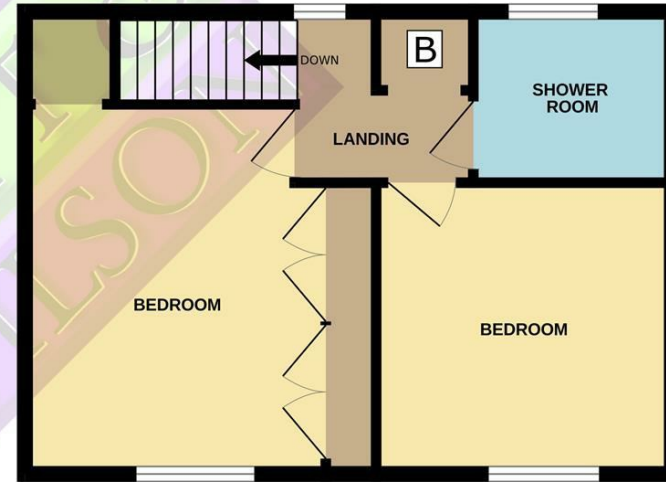
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(82-91) <b>A</b>	
(81-91) <b>B</b>		(67-81) <b>B</b>	
(69-80) <b>C</b>		(55-66) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>D</b>		(21-38) <b>E</b>	
(21-38) <b>E</b>		(1-20) <b>F</b>	
(1-20) <b>F</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>70</b>	<b>84</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

TOTAL FLOOR AREA : 925 sq.ft. (86.0 sq.m.) approx.

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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