



33 Chulhurst

Biddenden TN27 8EF

CHAIN FREE

A spacious and stylish detached four bedroom house on the outskirts of the sought after village of Biddenden. Three reception rooms to include a sitting room with wood burner, dining room and home office. The property has a recently added extension to create a fabulous kitchen breakfast room with bifold doors to the garden and a loft conversion providing a main bedroom with ensuite and walk in wardrobe. The property benefits from a good size garden, garage and two driveways plus an electric car charging point. Cranbrook school catchment area.

GUIDE PRICE £450,000

33 Chulkhurst

Biddenden TN27 8EF



- GUIDE PRICE £450,000
- 4 BEDROOM DETACHED HOUSE
- MAIN BEDROOM WITH EN SUITE
- THREE RECEPTION ROOMS
- FABULOUS KITCHEN/BREAKFAST ROOM EXTENSION
- LARGE ENCLOSED GARDEN
- TWO DRIVEWAYS
- GARAGE
- ELECTRIC CAR CHARGING POINT
- CHAIN FREE AND CRANBROOK SCHOOL CATCHMENT



Directions

From Tenterden proceed towards High Halden on the A28. Take the A262 to Biddenden. Proceed into the village and take the right turning on the A262 towards Sissinghurst. Take the second right after the church into Chulkhurst, then take the second on the left and No.33 will be on your right.



Floor Plan



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		