





# Maids Close, Biddenden, TN27 8HS

£525,000



Well presented detached four-bedroom family home with driveway and carport, offering a bright kitchen/dining room with utility, en-suite and family bathroom. Located in the Cranbrook School catchment area and within walking distance to amenities in the popular village of Biddenden.

The accommodation offers an entrance hall with stairs to first floor and storage cupboard beneath and doorways leading to a cloakroom with WC and hand basin and a modern kitchen/dining room fitted with a range of stylish oak wall and base units with complementing black worksurfaces, integrated fridge-freezer, dishwasher, undercounter oven, electric hob and extractor above.

The dining area offers French doors out to the rear garden with further doorway leading to the utility room with fitted with coordinating base units, integrated washing machine and access out to carport and storage area. From the hall, double doors lead on to a bright triple aspect sitting room with bay window and French doors out to the rear garden.

The first floor offers the master bedroom with built in wardrobes and en-suite shower room, two further double bedrooms, a fourth bedroom also ideal for a study and a modern family bathroom. Externally, the property boasts a generous garden with an abundance of established shrubs and trees, with patio area and timber shed. To the front of the property is a lawn area with further established planting, covered porch with tiled roof and a brick built double carport with driveway providing off road parking with storage area.

In addition, the property hosts an abundance of environmentally friendly features such as Solar PV Panels, a Rainwater harvester and LED lighting throughout. The property also benefits from an NHBC warranty still remaining.

The village of Biddenden offers a variety of shops including general convenience store, hairdressers, a post office, two restaurants, pub with a separate restaurant, a tea room and a gift shop. The village also offers a 13th century church, various sporting clubs, playing fields and close by the renowned Chart Hills Golf Club.

There is a mainline station at Headcorn with train services to London Bridge, Charing Cross and Cannon Street. Junction 8 of the M20 motorway offers road links to the south coast and the M25. Excellent schools in the area include John Mayne Primary School, Cranbrook, Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans, Sutton Valence.

Tenure - Freehold  
Services – Mains Water, Sewerage, Electricity and Gas Central Heating  
Broadband – Average Broadband Speed 15mb – 67mb  
Mobile Phone Coverage – Okay – Good  
Flood Risk – Very Low

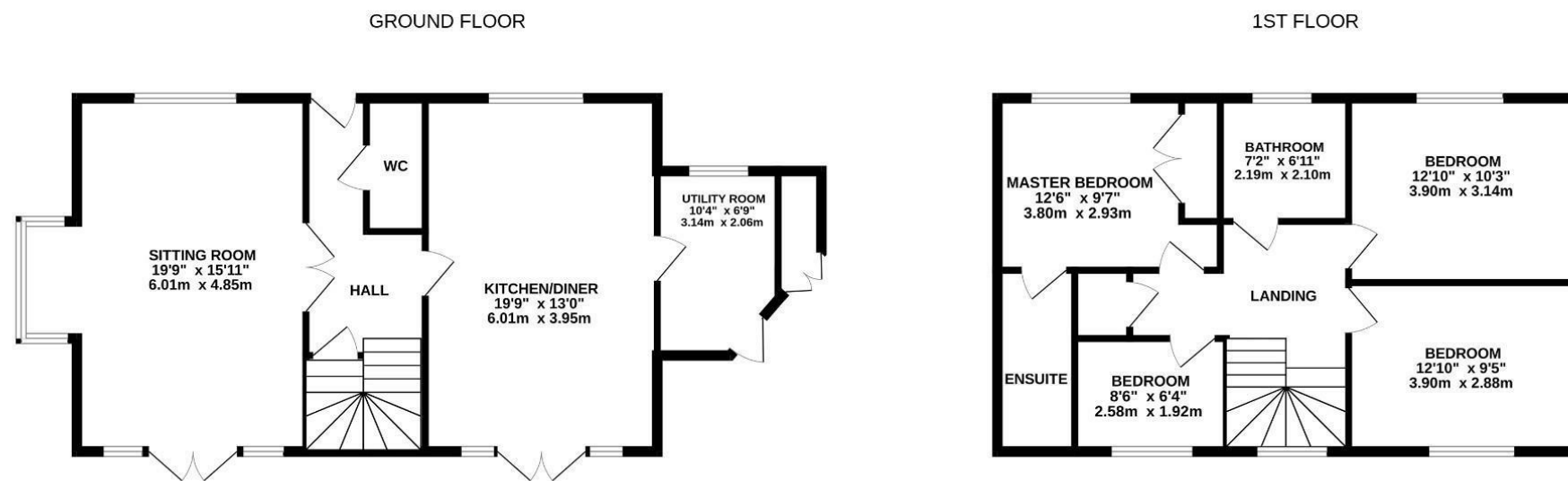








Tenure: Freehold  
Council Tax Band: E



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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- DETACHED FOUR BEDROOM FAMILY HOME
- EN-SUITE & FAMILY BATHROOM
- KITCHEN/DINING ROOM & UTILITY
- GENEROUS ESTABLISHED GARDEN
- POPULAR VILLAGE LOCATION
- CRANBROOK SCHOOL CATCHMENT AREA
- DRIVEWAY WITH CARPORT
- EPC RATING B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.