



38 Chulhurst, Biddenden, TN27 8EF

Guide Price £375,000 -£400,000



Guide Price £375,000 - £400,000. CHAIN FREE. Deceptive and well-presented three-bedroom semi-detached family home with two reception rooms, kitchen with utility room and generous garden with summer house and pond, located within walking distance to amenities in the popular village of Biddenden.

The accommodation offers an entrance hall with stairs to first floor and doorway leading to the dining room with feature fireplace and window overlooking the front. The hall also leads on to the kitchen fitted with a range of traditional shaker style units and oak worksurfaces with custom cabinetry and shelving and doorway into the bright sitting room with feature fireplace and dual windows overlooking the front. The kitchen also offers access to a useful utility/boot room providing space for appliances with doorways into the cloakroom with WC and access out to the rear garden.

The first floor offers the master bedroom with built in cupboard, a further double bedroom also with built in storage, a single bedroom and the family bathroom with suite comprising of a bath with mixer tap and handheld shower attachment, handbasin and WC.

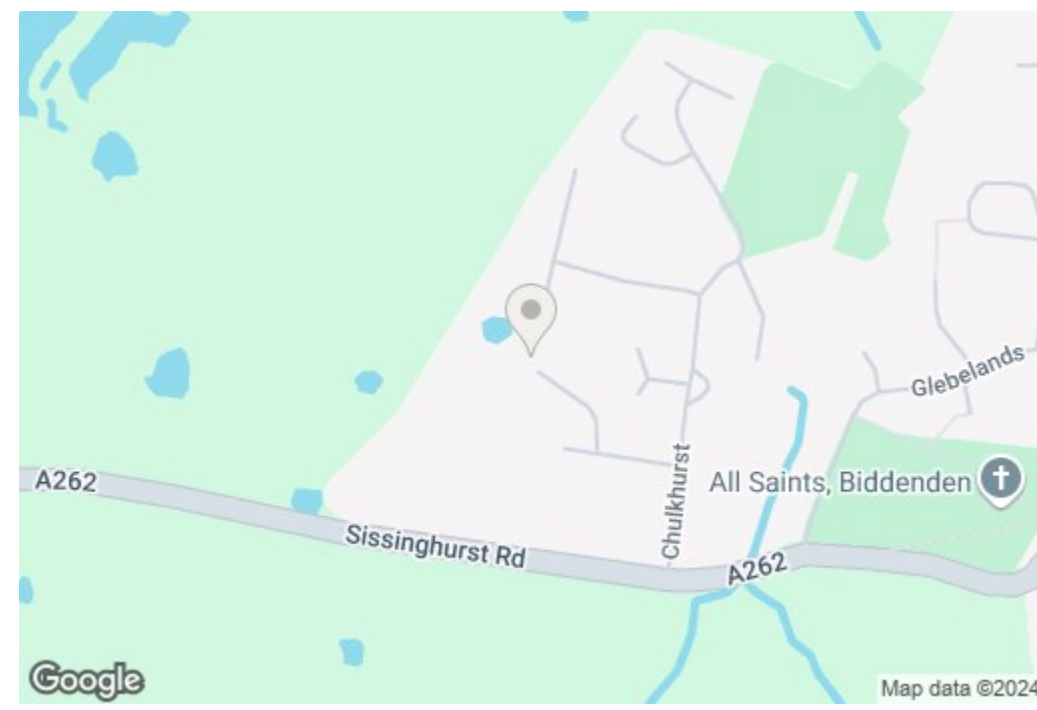
Externally, the property boasts a generous garden with an abundance of established flowers, shrubs and trees including fruit varieties with an attractive brick paved terrace area, brick built store, greenhouse and timber summer house positioned to overlook the stunning natural pond which is home to a host of wildlife including ducks.

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.

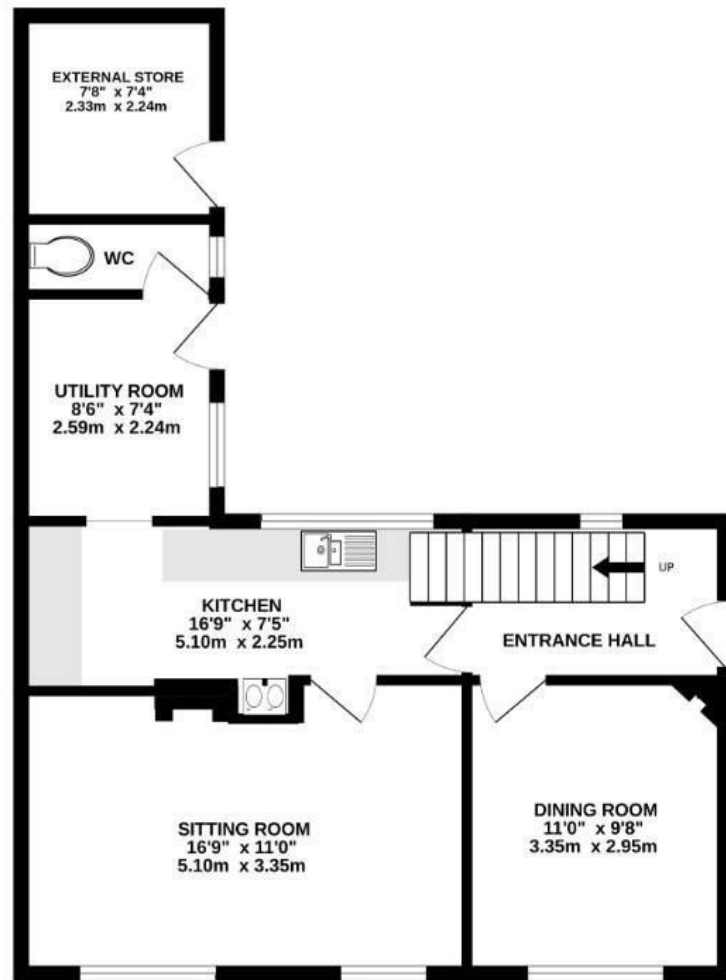
There is a mainline station at Headcorn with train services to London Bridge, Charing Cross and Cannon Street. Junction 8 of the M20 motorway offers road links to the south coast and the M25. Excellent schools in the area include John Mayne Primary School, Cranbrook, Bethany, Benenden, Dulwich Preparatory,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

Tenure - Freehold  
Services – Mains Water, Sewerage, Gas and Electricity  
Broadband – Average Broadband Speed 15mb – 49mb  
Mobile Phone Coverage – Okay – Good  
Flood Risk – Very Low

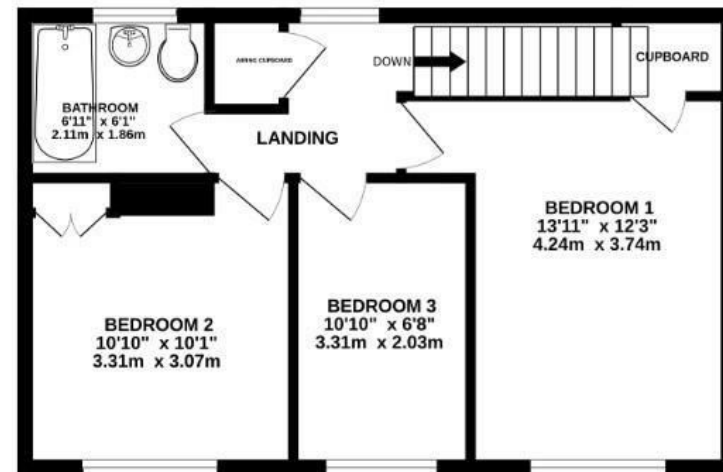




GROUND FLOOR



1ST FLOOR



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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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Tenure: Freehold  
Council Tax Band: C

- SEMI-DETACHED THREE BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS
- KITCHEN WITH UTILITY ROOM
- GENEROUS GARDEN WITH POND AND SUMMERHOUSE
- POPULAR VILLAGE LOCATION
- CRANBROOK SCHOOL CATCHMENT
- COUNCIL TAX BAND C - EPC RATING TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<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.