



24 Fullers Way, Biddenden, TN27 8FQ

Guide Price £500,000 - £550,000



GUIDE PRICE OF £500,000 - £550,000. A beautifully presented three-bedroom end of terrace home built in 2021 by the award-winning homebuilder Millwood, situated within the desirable village of Biddenden and within the Cranbrook School catchment area.

The accommodation offers entrance hall leading to cloakroom with WC, a triple aspect sitting room with French doors leading to the rear garden and a spacious kitchen/dining room fitted with a selection of traditional shaker style wall and base, co-ordinating central island and a range of integrated appliances including double oven, hob with extractor above, fridge/freezer and dishwasher, with a bright dining area featuring Bi-folding doors that offer views and access out to the rear garden.

The first-floor landing leads on to the master bedroom with built in wardrobes and a contemporary en-suite shower-room, two further bedrooms with views to the rear and the family bathroom with suite comprising of bath with shower above, basin with vanity beneath, WC and heated towel rail.

Externally the property boasts a generous block paved driveway providing parking for several cars, leading to a detached double garage. The attractive rear garden offers a patio area with pathway leading to the side garage access and is mainly laid to lawn with established borders displaying a variety of mature flowers and shrubs.

In addition, the property has 6 years remaining of a 10 year Premier Warranty and benefits from an alarm system.

Biddenden provides a variety of shops including a general convenience store, barber, hairdresser, post office, tea shop, two restaurants and a pub with a separate restaurant. The village also offers a 13th century church, various sporting clubs, playing fields and is close to 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 and Smarden Primary, with preparatory schools such as Dulwich, Marlborough House and St Ronan's. The property lays within the Cranbrook School catchment area and is in close proximity to Sutton Valence, Benenden and Bethany schools.

Services - Mains Water, Gas and Electricity, with pumped drainage.

Tenure – Freehold with common managed areas

Annual Service Charge - £890.00

Council Tax Band – E

EPC Rating - B

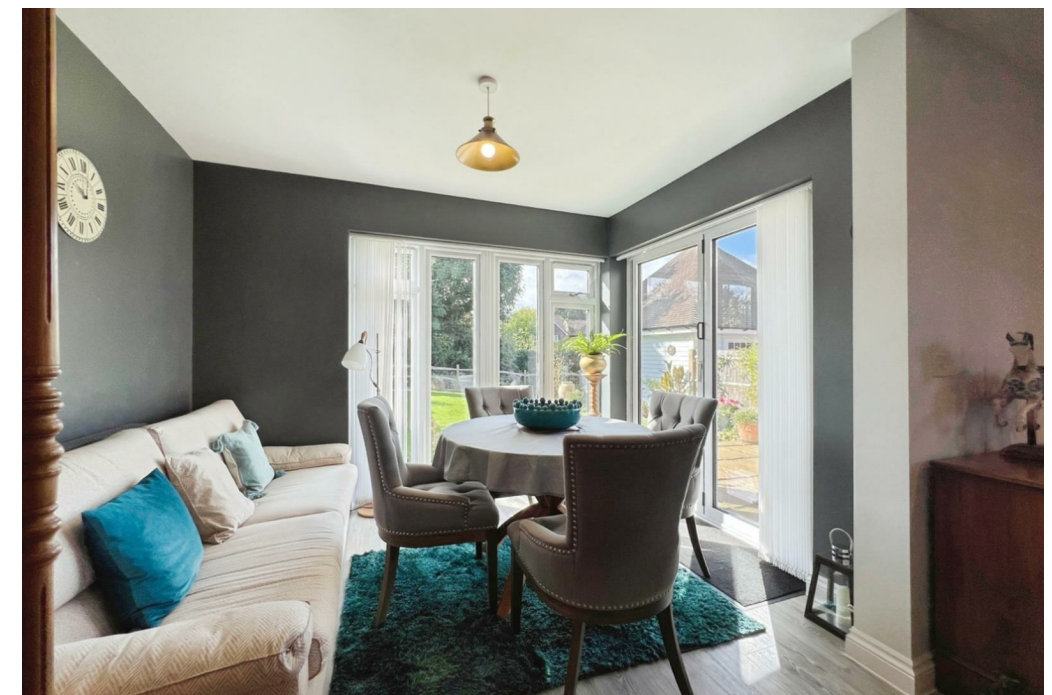
Services – Mains Water, Sewerage, Gas and Electricity

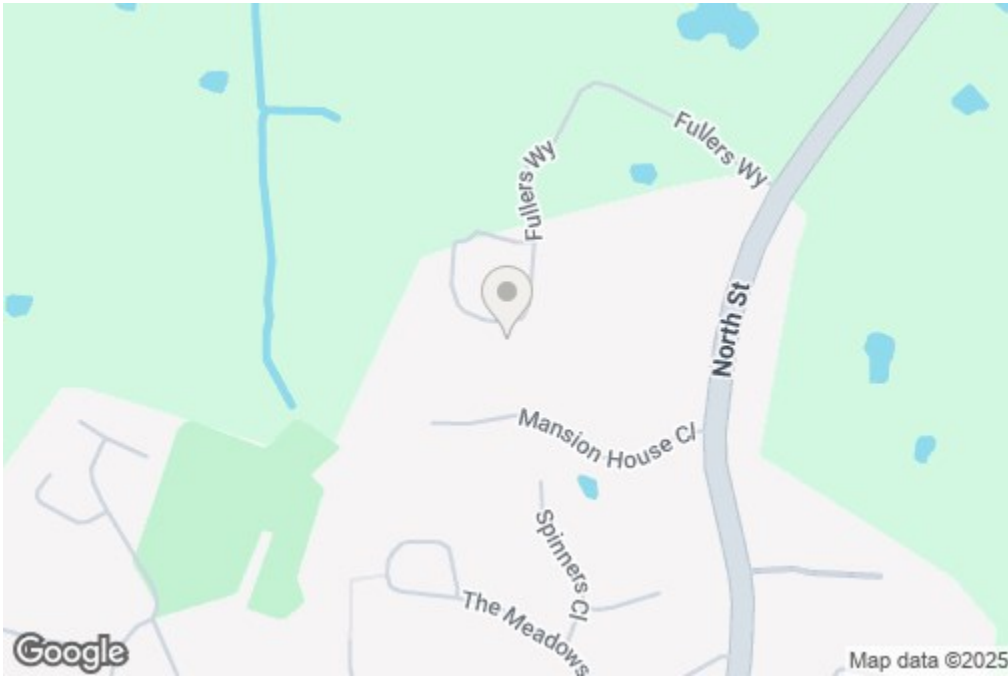
Heating – Gas Central Heating

Broadband – Average Broadband Speed 68 Mbps

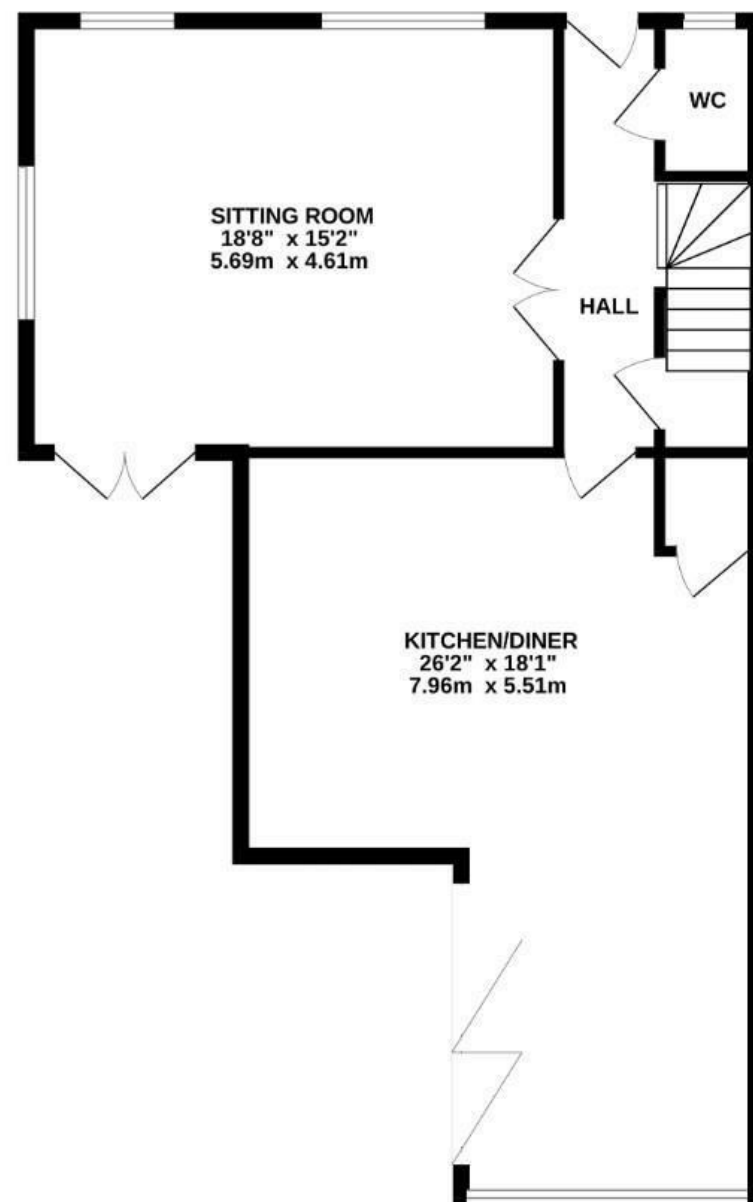
Mobile Phone Coverage – Good

Flood Risk – Very Low



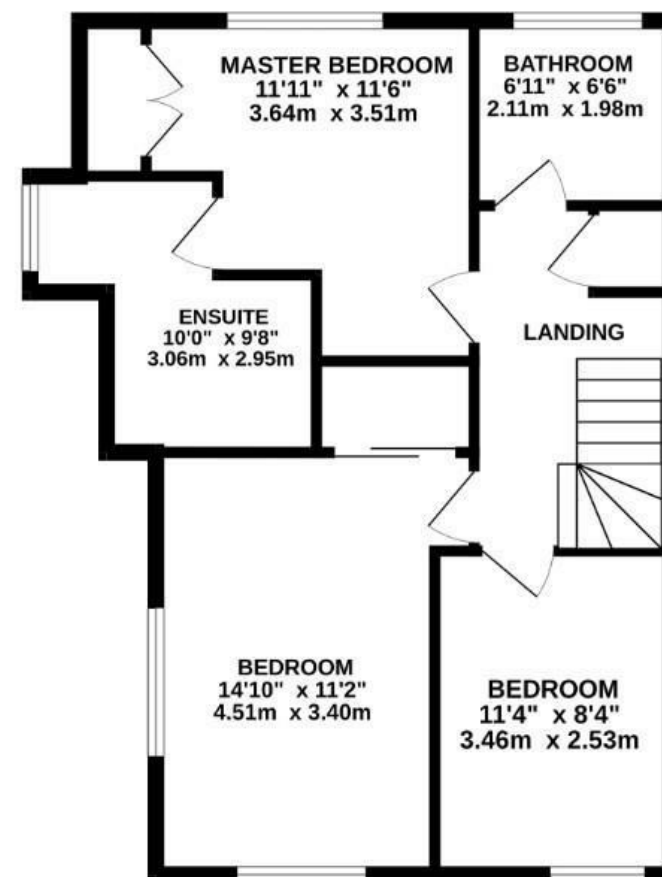


GROUND FLOOR



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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1ST FLOOR



Tenure: Freehold
Council Tax Band: E

- THREE BEDROOM END OF TERRACE HOME
- EN-SUITE AND FAMILY BATHROOM
- STYLISH OPEN PLAN KITCHEN/DINING ROOM
- ATTRACTIVE PRIVATE GARDEN
- DRIVEWAY AND DOUBLE GARAGE
- REMAINDER OF 10 YEAR WARRANTY
- WITHIN THE CSCA
- EPC RATING B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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.