



22 Fullers Way,
Ashford, TN27 8FQ

Guide Price £500,000 - £550,000



GUIDE PRICE OF £500,000 - £550,000. NO ONWARD CHAIN.

A stylish three-bedroom end of terrace home located on a quiet and popular cul-de-sac in the desirable village of Biddenden and within the Cranbrook School catchment area. Built in 2021 by the award-winning homebuilder Millwood Designer Homes with 6 years remaining of a 10 year Premier Warranty.

The accommodation offers entrance hall with doorways leading to a useful cloakroom with WC and the kitchen fitted with a range of modern high gloss wall and base units incorporating clever storage solutions and boasting a range of integrated Bosch appliances including double oven, hob with extractor above, fridge/freezer and dishwasher. A further doorway leads to a bright and spacious open plan sitting/dining room with Bi-fold doors leading out to the rear garden.

The first-floor landing leads on to the master bedroom with built in storage and a contemporary en-suite shower-room, two further double bedrooms 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 leading to a detached carport. The private and sunny south facing rear garden is mainly laid to lawn and a gate provides side access to the driveway and carport.

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.
Heating – Gas Central Heating
Broadband – Average Broadband Speed 68 Mbps
Mobile Phone Coverage – Good
Tenure – Freehold with common managed areas
Annual Service Charge - £890.00
Council Tax Band – E
EPC Rating - B
Flood Risk – Very Low



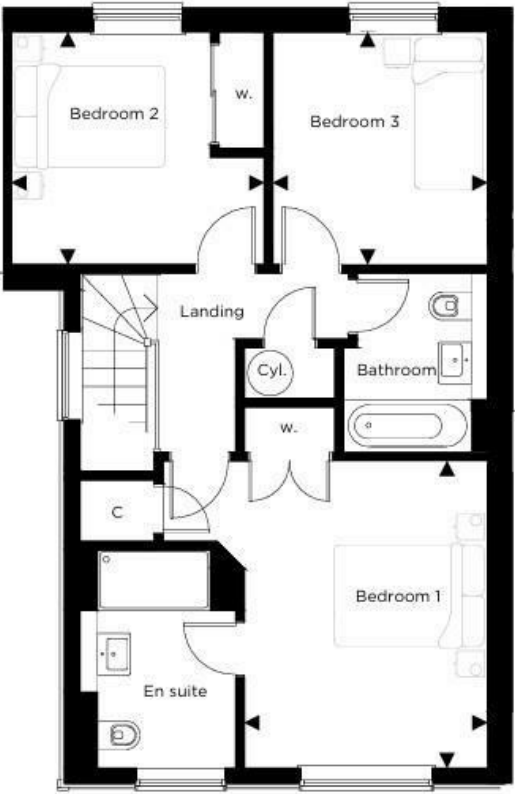


Tenure: Freehold
Council Tax Band: E



GROUND FLOOR

Garden Room	Living Room/Dining	Kitchen
3.66m x 3.11m 12'0" x 10'2"	4.35m x 5.74m 14'3" x 18'10"	3.23m x 3.18m 10'7" x 10'5"



FIRST FLOOR

Bedroom 1	Bedroom 2	Bedroom 3
3.23m x 4.08m 10'7" x 13'5"	3.36m x 3.09m 11'0" x 10'2"	2.85m x 3.09m 9'4" x 10'2"

- NO ONWARD CHAIN
- THREE BEDROOM END OF TERRACE HOME
- EN-SUITE AND FAMILY BATHROOM
- STYLISH OPEN PLAN SITTING/DINING ROOM
- PRIVATE SOUTH FACING GARDEN
- DRIVEWAY AND CARPORT
- 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.