

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 159843



Approximate Area = 1025 sq ft / 95.2 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 1160 sq ft / 107.7 sq m
 For identification only - Not to scale

Townland Close, Biddenden, Ashford, TN27

Guide Price £400,000
EPC RATING: C

3 Townland Close, Biddenden, TN27 8AR





GUIDE PRICE £400,000 - £425,000

Located almost in the heart of this historic village is this well presented, semi-detached family home. With lounge to front leading to the modern kitted kitchen/dining room with breakfast bar and patio doors overlooking the rear garden and a downstairs cloakroom, upstairs, the property offers three bedrooms, served by a quality four piece family bathroom suite.

Outside, there is a small lawned garden with hedge screen to the front and paved path to the front door, extending to the side, with gated access to the rear garden. Here, there is a paved patio, with lawn beyond and raised shrub bed beside and further patio area to the rear. The property also benefits from a single garage en-bloc with parking for one car in front.

The popular village of Biddenden offers a convenience store, popular public house, award winning restaurant, tea rooms and Post Office, all a few moments walk away, as well as the well regarded Primary School opposite the historic St Nicholas Church. The larger village of Headcorn is only a short drive or bus ride away, with its range of independent shops and restaurants and mainline train station with regular services into London Charing Cross while the town of Tenterden is just under 5 miles away, with its greater range of leisure and shopping and facilities including Waitrose and Tesco supermarkets. The property is also within the renowned Cranbrook School catchment area.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report C



• GUIDE PRICE £400,000 - £425,000 • Well Presented Semi Detached Family Home • Modern Fitted Kitchen/Dining Room • Open Plan To The Lounge • Downstairs Cloakroom • Four Piece Family Bathroom • Single Garage And Off Street Parking • Patio And Lawned Garden • Central Village

Location • Three Bedrooms

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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