



**The Meadows, Biddenden, Ashford, TN27**  
Approximate Area = 880 sq ft / 81.7 sq m  
For identification only - Not to scale

**31 The Meadows, Biddenden, TN27 8AW**

**Guide Price £350,000**  
**EPC RATING: D**







Offered chain free, this deceptive, well presented double fronted house is located in this quiet, cul de sac, offering well planned accommodation within close walking distance of the centre of the village. The dual aspect lounge offers a fully glazed door leading to the garden and wood burning stove with exposed brick surround, with the spacious triple aspect kitchen/dining room with further doorway to the garden. Upstairs, there are three well proportioned bedrooms, served by a luxurious four piece bathroom suite.

Outside, the property benefits from off street parking for one car, with lawn beside offering further potential, which is accessed via a driveway beside. To the rear, there is a mature, 75' garden mainly laid to lawn, with two patio areas and side access leading to the front. The property also benefits from timber gates at the rear of the garden providing useful rear access if necessary. It is within walking distance to two play parks and the side access joins an extensive countryside footpath, leading through neighbouring woodland and fields.

Located only a short stroll from the centre of the village, Biddenden offers a well regarded primary school as well as local convenience store and The Red Lion pub as well as an award winning restaurant and popular Chinese takeaway and a cafe all a few minutes walk away. 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 shopping and leisure facilities including Waitrose and Tesco supermarkets.

## MATERIAL INFORMATION

**Freehold**  
**Council Tax Band C**  
**EPC Report D**



• GUIDE PRICE £350,000 - £375,000 • Offered Chain Free • Double Fronted Semi Detached House • Three Bedrooms • Spacious Kitchen/Dining Room • Mature 75' Family Garden • Off Street Parking • Dual Aspect Lounge • Close to the Centre of the Village • Quiet Cul-De-Sac Location

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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