



**Moloney**  
COUNTRY PROPERTY



7 MANSION HOUSE CLOSE BIDDENDEN



## 7 MANSION HOUSE CLOSE, BIDDENDEN, KENT. TN27 8DE

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**CHAIN FREE** - AN ATTRACTIVE SEMI-DETACHED FAMILY HOME, LOCATED IN A QUIET, POPULAR CUL-DE-SAC, CLOSE TO THE CENTRE OF THE VILLAGE. ACCOMMODATION INCLUDES SITTING/DINING ROOM WITH DOOR TO THE GARDEN, A MODERN FITTED KITCHEN, DOWNSTAIRS CLOAKROOM AND ACCESS TO THE INTEGRAL GARAGE, BEDROOM ONE BENEFITS FROM AN EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS & FAMILY BATHROOM. INTEGRAL SINGLE GARAGE & OFF STREET PARKING TO THE FRONT AND MATURE ENCLOSED REAR GARDENS.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, KITCHEN/BREAKFAST ROOM, SITTING/DINING ROOM, INTEGRAL GARAGE. FIRST FLOOR LANDING, BEDROOM ONE WITH EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, FAMILY BATHROOM. DRIVEWAY PROVIDING PARKING, INTEGRAL SINGLE GARAGE, ENCLOSED REAR GARDEN WITH PAVED TERRACE, FISHPOND & TIMBER GARDEN SHED.



Step up to front door to:

**ENTRANCE HALL:** Wood effect floor. Coved ceiling. Door to integral garage.

**CLOAKROOM:** Obscure double glazed window to the side. Fitted with white suite comprising WC & small wall mounted hand basin with tiled splashback.

**SITTING/DINING ROOM:** UPVC double glazed French door with matching panels to side leading out to the rear paved terrace, window to the rear. Wooden fire surround with granite slips inset with electric fire on matching granite hearth. Coved ceiling. TV point. Stairs to the first floor.

**KITCHEN/BREAKFAST ROOM:** Double glazed bay style window to the front with blinds. Fitted with contemporary range of cream, high gloss base and wall units with square edge woodblock effect worktop over, inset with single bowl, single drainer ceramic sink unit. Beko ceramic hob with matching oven below & extractor over. Space for under counter fridge, plumbing for washing machine & dishwasher. Potterton gas fired boiler. Tiled splashbacks, over worktop lighting. Matching wood effect floor. Built in eating area in the window.

From the sitting room, turned staircase with painted balustrade to the first floor:

**LANDING:** Matching doors to all rooms, Loft hatch. Airing cupboard housing hot water tank with slatted shelves.

**BEDROOM ONE:** Double glazed window to the rear. Range of bi-folding mirror doored wardrobe cupboards with hanging rails and shelves. TV point. Door to:

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**PRICE GUIDE £460,000**



**EN-SUITE SHOWER ROOM:** Obscure double glazed window to the rear. Fitted with white suite comprising WC, pedestal hand basin and tiled shower cubicle with bi-folding glass door. Corner shelved cabinet. Chrome ladder style towel rail.

**BEDROOM TWO:** Two double glazed windows to the front. Wardrobe cupboard with bi-folding mirrored doors with hanging rails and shelves. TV point.

**BATHROOM:** Obscure double glazed window to the rear. Fitted with contemporary white suite comprising WC, hand basin set into grey high gloss storage unit and panelled bath. Part tiled walls, shelved cabinet, shaver point, extractor. Inset ceiling lights. Grey wood effect floor. Chrome ladder style towel rail.

**BEDROOM THREE:** Double glazed window to the front.

**OUTSIDE:** The property is approached from the close over a driveway providing parking for two vehicles and giving access to the integral garage with up and over door to the front, with a small area of lawn to the side. A gated pathway gives access to the rear garden, which is fully enclosed by wooden fencing and enjoys a paved terrace for alfresco dining with ornamental fishpond. Steps lead up to an area of level lawn with stepping stone pathway leading to the timber garden store and planted borders to all sides.

**SERVICES:** All mains services are connected. Gas central heating.

**FLOOR AREA:** 98m<sup>2</sup> ( 1,055 ft<sup>2</sup>) Approx. Incl. Garage

**EPC RATING:** 'TBC'

**COUNCIL TAX BAND:** 'E'

**LOCAL AUTHORITY:** Ashford Borough Council

**TRANSPORT LINKS:** For the commuter, Headcorn and Staplehurst stations provide services via Tonbridge to London Charing Cross, Whilst Ashford and the fast service to St. Pancras provide an alternative.

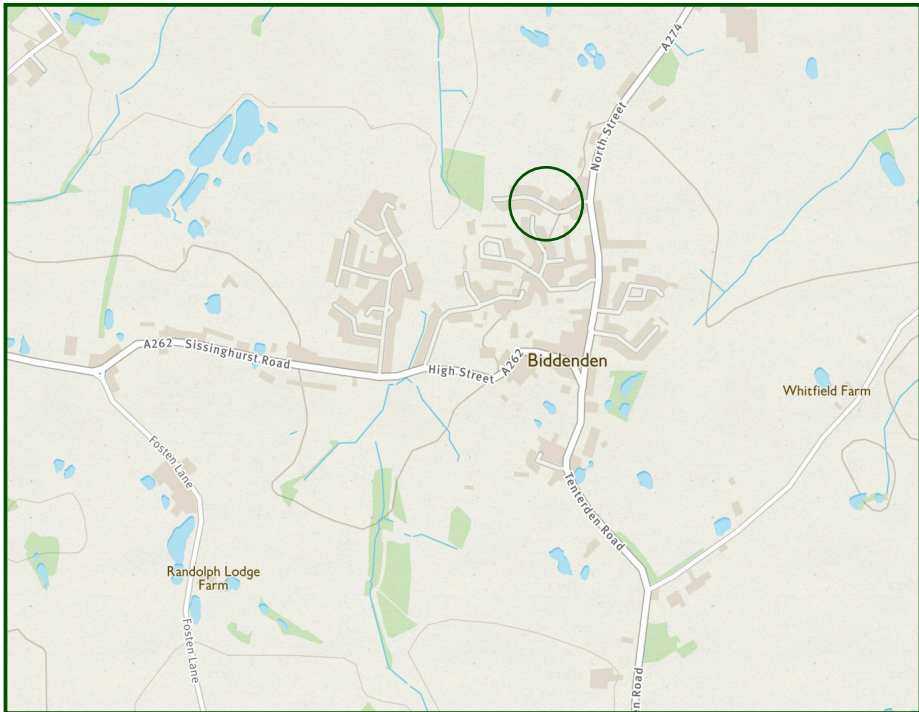
The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks) or at Maidstone (M20) Junction 7 & 8.

**DIRECTIONS:** Travelling towards Ashford on the A28 from Tenterden, turn left onto the A262 to Biddenden, continue on this road, passing through the centre of the village onto the A274, North St. Take the left turn into Mansion House Close, no 7 will be found on the left after a short distance.

**What3Words:** ///held.configure.edits

**VIEWING:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



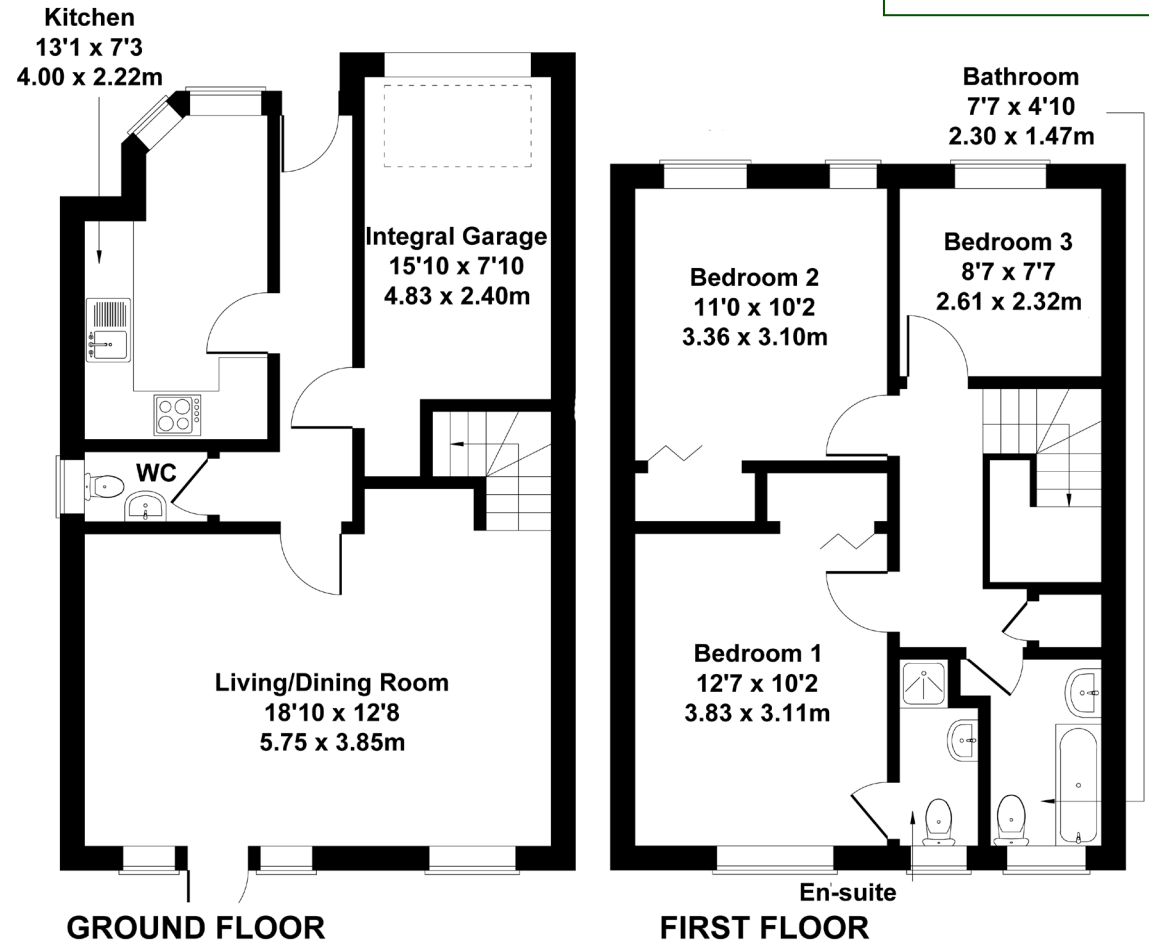


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

## 7 Mansion House Close

Approximate Gross Internal Area  
1055 sq ft - 98 sq m

Image Awaited



GROUND FLOOR

FIRST FLOOR

Not to Scale.

For Illustrative Purposes Only.

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