



# Lambert & Foster



## 24 MANSION HOUSE CLOSE

BIDDENDEN | KENT | TN27 8DE

*A detached two bedroom bungalow, complemented by a rear 60m x 12m lawned garden and a detached single garage, all located within this popular cul-de-sac, conveniently located for accessing the high street of this picturesque Wealden village. Cranbrook School catchment area.*

Guide Price £375,000

FREEHOLD





## 24 MANSION HOUSE CLOSE

BIDDENDEN | KENT | TN27 8DE

24 Mansion House close is a modern bungalow, circa mid-1990s, presenting an opportunity for updating of the interior fixtures and fittings if so desired. The well proportioned accommodation is briefly described as follows, entrance hall with built-in cloaks cupboard and airing cupboard leading to the sitting room/dining room, with decorative fireplace housing coal effect gas fire, aspect to rear incorporating French windows opening out to the rear garden. The kitchen is fitted and includes integral appliances, four burner gas hob with electric fan assisted oven under, Hotpoint washing machine and Indesit dishwasher, aspect to front. From the inner hall access to two double bedrooms, bedroom one overlooking the rear garden. The bathroom is fitted with a white suite comprising close coupled wc, pedestal wash hand basin, moulded panelled bath with integrated Mira shower over, heated towel rail and obscured window to front.

Outside, a drive leads up to a detached brick single garage with metal up and over door, fitted with power and light, half glazed door to outside. The front garden comprises an L-shaped strip of lawn with flower bed. The rear garden is a fine feature 60 m x 12 m laid to lawn with paved patio, stone chipped shaped area for garden ornaments including metal pergola. Located to the side are two timber sheds.





- Total floor area 685 sq ft / 63.6 sq m
- Canopy porch
- Hall
- Sitting room/dining room with decorative fireplace
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Gas-fired central heating
- Timber sealed unit double glazed windows
- Rear garden 60 m x 12 m
- Two timber sheds
- Village location convenient to high street
- Headcorn mainline station 4 miles
- Cranbrook School catchment area

## DIRECTIONS

Mansion House Close is accessed off the A274 within the village. Proceed into the cul-de-sac whereupon No. 24 will be found shortly on the right-hand side.

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Mains gas fired central heating

**Local authority:** Ashford Borough Council

<https://www.ashford.gov.uk/>

**Council tax:** Band E **EPC:** D (62)

## VIEWING

By appointment only.

**Cranbrook Office:** 01580 712888.

## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

### 24 Mansion House Close, Biddenden, Ashford, TN27

Approximate Area = 685 sq ft / 63.6 sq m

Garage = 150 sq ft / 14 sq m

Shed = 47 sq ft / 4.4 sq m

Total = 882 sq ft / 82 sq m

For identification only - Not to scale



#### GROUND FLOOR



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Lambert and Foster Ltd. REF: 917163

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