



Ibbett Mosely

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Keith Park Crescent, Biggin Hill, Kent, TN16 3ER

Guide Price £640,000 Freehold

**AN EXTENDED & SPACIOUS 4 BEDROOM SEMI-DETACHED FAMILY HOUSE
WITHIN THIS SOUGHT AFTER PRIVATE GATED ESTATE
AND BACKING OPEN COMMUNAL PARK LAND**

- Four Bedrooms
- Bathroom with Separate W.C
- Extended Kitchen/Diner/Family Room
- Utility Room & Cloakroom
- Reception Room & Study
- Garage
- Off Road Parking
- Level Enclosed Rear Garden
- Backing Communal Park Land

Positioned within this sought after private gated estate, on Keith Park Crescent in Biggin Hill, this spacious four-bedroom semi-detached family home presents an excellent opportunity for those seeking a blend of comfort and potential. The property boasts a generous layout, ideal for family living, with an extended kitchen/diner/family room that creates a perfect space for entertaining and everyday gatherings.

While the home is already well-appointed, it does require some finishing touches, allowing you the chance to personalise it to your taste and style. Don't miss the chance to view this promising property and envision the possibilities it holds for you and your family.

LOCATION

On the outskirts of Biggin Hill, to the North of the town centre and close to the Airport, St George's RAF Chapel, Memorial Museum and convenience store. Further facilities including a Waitrose supermarket, Tesco Express, library, swimming pool and medical centre can be found along the Main Road. There are

schools for all ages within Biggin Hill and additional state and private schools in the surrounding villages and towns, there are also various sporting and recreational facilities including a nearby golf course. Bus services to stations at Hayes. Orpington and Bromley, as well as the Croydon Tram link at Addington. M25 access from Junction 4 (Orpington),

GROUND FLOOR

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Radiator, stairs to first floor with storage cupboard under.

CLOAKROOM

W.c, hand basin and radiator.

RECEPTION ROOM

A double aspect room with doors to garden, feature log burner and radiator.

STUDY

Radiator.

KITCHEN/DINER/FAMILY ROOM

Fitted with a range of matching base and wall units, central island unit, range cooker (the Everhot cooker is not included), space for appliances. Doors to garden and:

UTILITY ROOM

With worktop and space & plumbing for washing machine. Door to garden.

FIRST FLOOR

LANDING

Hatch to loft space, which we are advised the roof has been sprayed internally with roof insulation.

BEDROOM 1

A double aspect room, with radiator.

BEDROOM 2

Radiator.

BEDROOM 3

Radiator.

BEDROOM 4

Radiator.

BATHROOM

Enclosed bath with shower over, hand basin, part-tiled walls and radiator.

SEPERATE W.C

W.c.

OUTSIDE

GARAGE & PARKING

Single GARAGE with electric door to front and personal door directly leading into garden. DRIVEWAY PARKING is also available on paved hard standing and additional gravel area.

GARDENS

Enclosed FRONT GARDEN with screened hedging. Gate with path leading to the front door. The REAR GARDEN comprises of a recently decked area with paved patio leading to a level (astro turf) lawn, with a variety of screened plants and hedging creating an enclosed space backing directly onto and overlooking the park land area beyond.

RESIDENTS/ESTATE MANAGEMENT COMPANY

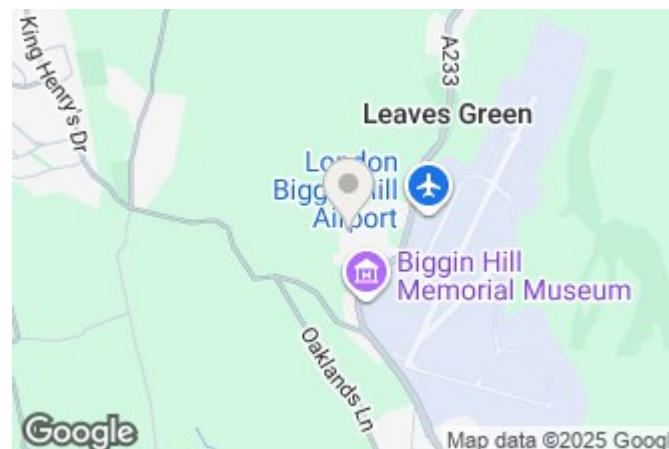
An annual estate charge is applicable to this property - currently £969.27 for 2025/26 for Biggin Hill Residents Company which is managed by PRIEM.

SERVICES

All mains services are attached.
Council Tax Band - F, Bromley Council.

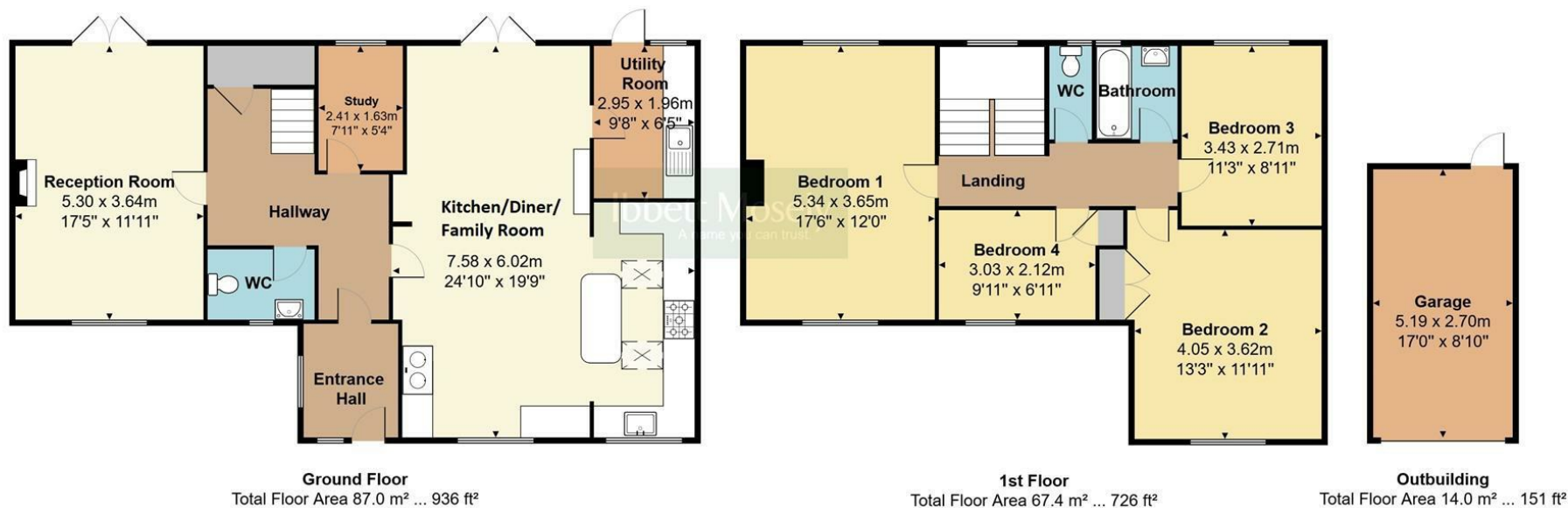
ROUTE TO VIEW

From the centre of Biggin Hill, proceed North on the A233 towards Bromley, leave the town at the roundabout and continue straight on. Passing Salt Box Hill on the left and St Georges RAF Chapel & Memorial Museum on the right, take the next left into Hanbury Drive. The gates will open automatically and follow the road around to the right and take the first left in to Keith Park Crescent.



Keith Park Crescent, Biggin Hill, Westerham, TN16

Total Floor Area: 168.4 m² ... 1812 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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