



Ibbett Mosely



Kings Road, Biggin Hill, Kent, TN16 3NH

Asking Price £575,000 Freehold

Backing onto protected woodland and in a convenient location close to local shops this delightful detached three bedroom bungalow has recently been updated and improved.

- Three Bedrooms
- Kitchen/Breakfast Room
- Studio/Home Office
- Bathroom
- Gas Central Heating
- Garage and Ample Parking
- Reception Room
- Double Glazing
- Garden

This pleasant detached three bedroom bungalow was probably built in the 1950/1960's with brick elevations under a tiled roof, subject to necessary consents it is considered that the loft could be converted to allow additional accommodation.

There is ample off road parking and a good size garden with large cabin/home office, the garden backs on to woodland that is protected with a blanket Tree Preservation Order.

LOCATION

in a residential location in Biggin Hill valley a short walk from local shops and bus connections. The Main Road which is the main shopping area is a short drive and includes a Waitrose and Tesco Express. There are schools for all ages within Biggin Hill and a wider choice of both state and private schools in the surrounding villages and towns. Biggin Hill has a library, swimming pool, medical centre and sporting and recreational facilities.

Bus services connect to the Croydon Tram Link at Addington and a wider choice of shops and stations

at Hayes, Orpington and Bromley.

M25 access from junction 4 connecting with other motorway networks, the Dartford River Crossing, Bluewater shopping Centre, the Channel Tunnel, the South Coast and Gatwick and Heathrow Airports.

GROUND FLOOR

Decorative double gates from the road open to a sizeable drive allowing ample off road parking.

ENTRANCE PORCH

With front door to the entrance hall.

ENTRANCE HALL

With radiator and cloak/meter cupboard.

RECEPTION ROOM

With two radiators, double glazed window, wood flooring and door to the inner hall.

KITCHEN/BREAKFAST ROOM

An L-shaped room with space for table and chairs. Fitted with a range of base and wall units. Built in appliances including oven, hob, extractor hood,

dishwasher and fridge freezer. Inset single bowl sink, part tiled walls, radiator, double glazed windows and door to the side.

INNER HALL

With radiator, hatch to the loft space, tiled flooring and cupboard with gas boiler.

BEDROOM ONE

With radiator, double glazed patio door to the garden and wood flooring.

BEDROOM TWO

With radiator, double glazed window and wood flooring.

BEDROOM THREE

With radiator, double glazed window and wood flooring.

BATHROOM

With enclosed bath with mixer tap, separate shower cubicle, w.c., and hand basin with drawers and cupboards under. Heated ladder style towel rail, double glazed window, part tiled walls and tiled flooring.

OUTSIDE

GARAGE AND PARKING

Decorative double gates from the road open to a large parking area with gates to the side of the bungalow leading to a single garage (Used for storage).

THE GARDEN

The front garden is mainly lawn with some shrubs, gated and paved side access to the back garden which is terraced with plants, shrubs and a terraced area.

to the end of the garden is a DETACHED CABIN/HOME OFFICE with light and power. The garden backs onto an area of protected woodland, ideal for dog walking.

SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage. Bromley Borough Council - Band "E"

DIRECTIONS

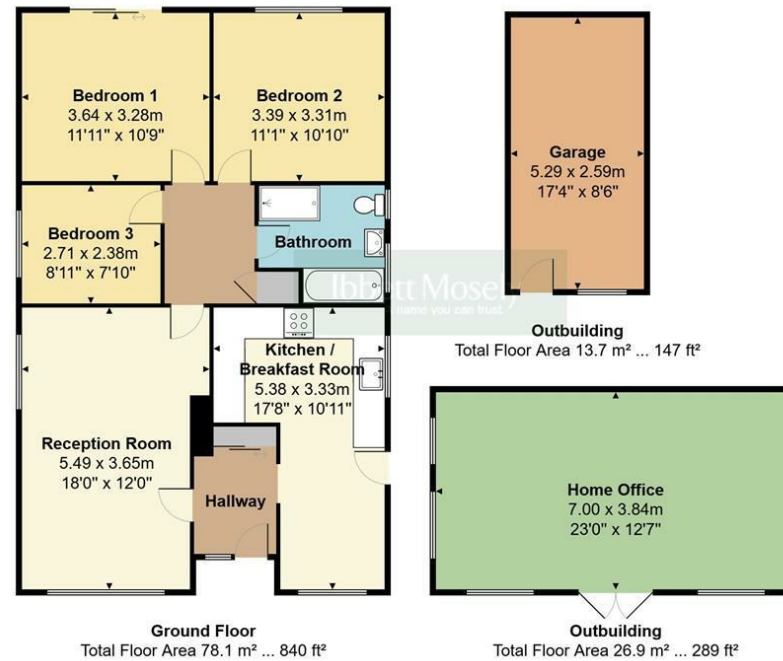
From the Main Road turn into Lebanon Gardens at the main traffic lights, follow the road to the right into Stock Hill. Continue down Stock Hill to the roundabout and turn first left into Sunningvale Avenue. Continue along Sunningvale Avenue and turn right into Rosehill Road. At the T-Junction turn left into Kings Road, the property will be on the right opposite the vets.



EPC Rating- C

Kings Road, Biggin Hill, TN16

Total Floor Area: 118.7 m² ... 1277 ft²



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

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