



Ibbett Mosely



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Eastern View, Biggin Hill, Kent, TN16 3XF

Offers In The Region Of £525,000 Freehold

A 4 BEDROOM DETACHED SPLIT-LEVEL FAMILY HOME IN A POPULAR CUL-DE-SAC LOCATION

OFFERING VIEWS TO THE REAR OVER THE VALLEY, AND ADJOINING WOODLAND

- 4 Bedrooms
- Kitchen
- Gas Central Heating
- Bathroom
- Large Reception Room
- Level Garden
- Cloakroom
- Garage & Driveway Parking
- View to the Rear & Adjoining Woodland

Nestled in the tranquil cul-de-sac of Eastern View, Biggin Hill, this detached house offers a perfect blend of comfort and potential. Built in 1970s, this post-war property boasts four bedrooms, making it an ideal family home. The generous reception room provides a welcoming space for relaxation and entertaining and leads to the level.

One of the standout features of this property is its delightful location, adjoining woodland and offers serene views to the rear. This natural backdrop not only enhances the beauty of the home but also provides a peaceful retreat from the hustle and bustle of daily life.

The house comes with off road parking, along with a garage, ensuring ample space for your vehicles/storage. With the opportunity to add your own personal touch, this home invites you to make it truly yours.

Whether you are a growing family or simply seeking a peaceful abode, this detached house in Biggin Hill presents a wonderful opportunity to create lasting memories in a lovely setting. Don't miss the chance to view this delightful property and envision the possibilities it holds.

LOCATION

The property is conveniently located in valley part of Biggin Hill positioned in a quiet residential cul-de-sac. There is a supermarket in Rosehill. The Main Road with a Waitrose supermarket, Tesco Express and other shops is about a mile away. There are schools for all ages in the the town, as well as a library, swimming pool and medical centres. Bus connections offer services to Hayes, Orpington and Bromley, as well as to the Croydon Tram link at Addington. There are sporting and recreational facilities in the town and surrounding villages and towns. Access to the M25 is available at Junction 4 (Orpington).

GROUND FLOOR

ENTRANCE HALL

Approached via the front door to the side of the house with doors leading to Cloakroom, Kitchen & Reception Room. Storage cupboard & radiator.

CLOAKROOM

W.c, hand basin with storage cupboard under, radiator, tiled walls & floor.

KITCHEN

Fitted with a range of base & wall units, space for appliances, 1½ bowl sink drainer with mixer tap, tiled walls, personal door to garage. A door with steps down lead to the:

RECEPTION ROOM

Approached from the entrance hall there is a small landing where an open tread staircase leads to the first floor. 4 steps lead down to the main Lounge/Dining areas with sliding patio door leading to rear garden. Radiator, t.v point, delightful views over garden and beyond.

FIRST FLOOR

LANDING

Split level with hatch to loft. Large airing cupboard housing immersion tank. Door to bedroom and further steps up additional rooms.

BEDROOM 1

With wardrobe, sink, radiator, views to rear.

BEDROOM 2

Dual aspect, radiator, wardrobe and shower cubicle.

BEDROOM 3

Currently used as a study. With built-in wardrobe, radiator, views to rear.

BEDROOM 4

Currently used as a lounge. Radiator.

BATHROOM

With coloured suite comprising bath, w.c & hand basin. Tiled walls.

OUTSIDE

INTEGRAL GARAGE

Driveway parking leads to garage with up and over door, wall mounted Valliant gas boiler, personal door to kitchen.

FRONT GARDEN

Mainly comprising driveway parking and lawned area with

various established shrubs. Side access to rear garden, path leads to front door.

REAR GARDEN

Enclosed East facing rear garden, adjoining woodland (not owned by property) with patio area and shallow step to level lawn with established shrub borders. Views over the valley and beyond.

SERVICES

Mains gas, water, electricity and drainage are connected to the property.

Council Tax Band - F, in the London Borough of Bromley.

DIRECTIONS

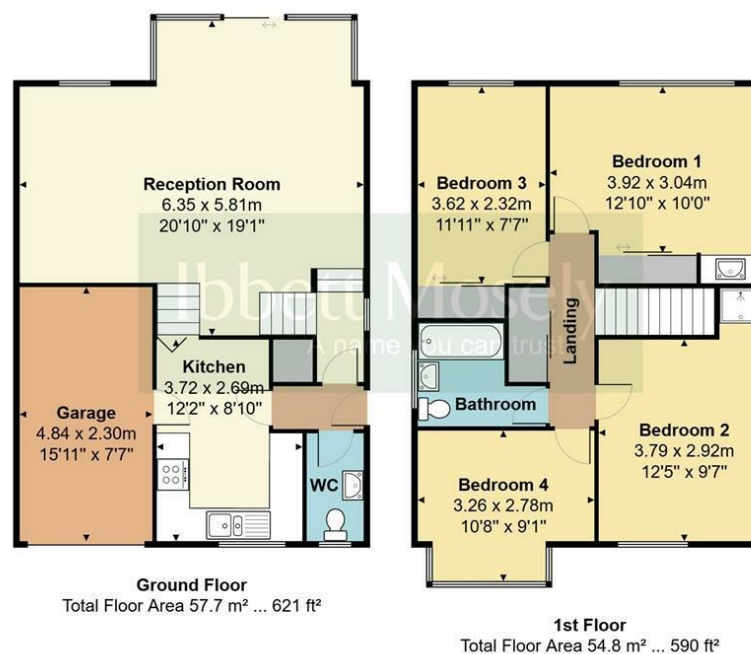
From the Main Road in Biggin Hill, at the main set of traffic lights turn into Lebanon Gardens, follow the road round into Stock Hill. At the roundabout at the bottom of the hill continue straight over into Norheads Lane, take the next left to stay on Norheads Lane passing Oaklands School on your right hand side. After a short distance take the 3rd road on your left into Highfield Road. Turn right into Grand View Avenue - continue to the end and the road bears left into Eastern View where the property will be located straight ahead of you.



EPC Rating- D

Eastern View, Biggin Hill, TN16

Total Floor Area: 112.5 m² ... 1211 ft²



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

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