



Ibbett Mosely



Sutherland Avenue, Biggin Hill, Westerham, TN16 3HE

Asking Price £635,000 Freehold

Situated in the favoured top of Biggin Hill a short walk of the shops and amenities
 A delightful detached three double bedroom, two reception room and conservatory family home which has recently been updated, improved and is well presented. There is a single garage, parking for three vehicles and level south westerly garden

- Bedroom One with En-Suite Bathroom
- Two Further Double Bedrooms
- Bathroom
- Sitting Room
- Dining Room
- Conservatory
- Modern Kitchen/Breakfast Room
- Cloakroom
- Gas Central Heating * Double Glazing
- Garage and Parking * Garden

Detached 3 double bedroom family home with 2 reception rooms and a conservatory. Garage. parking for 3 vehicles and a level south west garden - viewing recommended.

LOCATION

Sutherland Avenue is in the top part of Biggin Hill and is only a short walk of the shops and amenities. There is a Waitrose Supermarket, Tesco Express, doctors surgery and pharmacy, dentist, optician, post office, library and swimming pool. There are schools for all ages in the town as well as sporting and recreational facilities.

The nearest bus stop is in Lebanon Gardens with connections to Bromley, Orpington, Hayes and the tram link at New Addington. M25 access from junction 4.

GROUND FLOOR

ENTRANCE HALL

With radiator, wood effect flooring and cupboard under the stairs.

CLOAKROOM

With w.c., hand basin, mirrored wall cabinet and wood effect flooring.

LIVING ROOM

With radiator, fireplace with fitted coal effect gas fire. Open to the conservatory and to the dining room.

DINING ROOM

With radiator, wood effect flooring and double glazed double doors to the terrace and garden.

CONSERVATORY

With radiator, wall light points, double glazed windows and double doors to the terrace and garden.

FITTED KITCHEN/BREAKFAST ROOM

A recently installed range of base and wall units, built in appliances including a hob, oven, extractor and free standing 'American' fridge/freezer. Recessed stainless steel bowl - quartz worktop and side drainer, plumbing for washing machine and dishwasher. Radiator, double glazed window and space for seating.

FIRST FLOOR

STAIRS & LANDING

With double glazed window and hatch to loft space.

BEDROOM ONE

With radiator, double glazed window and mirrored wardrobe cupboard, sliding-doors, shelves and drawers.

EN-SUITE BATHROOM

Double-ended bath with mixer tap and separate head wash attachment. Fully tiled walk in/enclosed shower, w.c., and hand basin with drawers under. Chrome ladder style towel radiator, double glazed window, extractor fan, half tiled walls, ceramic tiled flooring and bath panel and mirrored wall cabinet with concealed shaver socket.

BEDROOM TWO

With radiator, double glazed window and fitted vanity desk, drawers and wardrobe.

BEDROOM THREE

With radiator and double glazed window.

BATHROOM

With bath with mixer tap and head wash attachment, w.c. and hand basin with drawers under. Chrome ladder style towel radiator, extractor fan. half tiled walls, ceramic tiled flooring and bath panel and mirrored wall cabinet with concealed shaver socket.

OUTSIDE

GARAGE

With up and over door, light, power. Gas boiler for central heating and hot water and hot water cylinder. There is space for parking three cars to the front of the house.

GARDEN

The back of the house is on the south west side and includes a terrace, lawn and a garden shed.

COUNCIL TAX

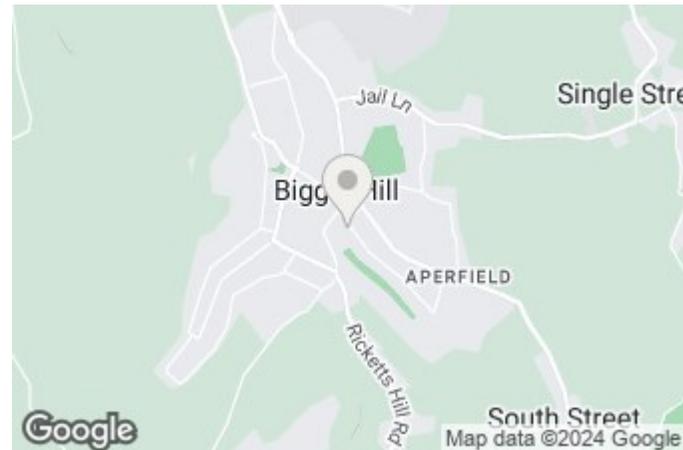
The property is in council tax band "F" and is in the London Borough of Bromley.

SERVICES

Mains gas, water, electricity, drainage and broadband services are connected.

DIRECTIONS

From the main traffic lights on the Main Road turn into Lebanon Gardens, when the road goes round to the right follow straight on. At the crossroads turn left into Sutherland Avenue and the property will be located on the right.



EPC Rating- D

Sutherland Avenue, Biggin Hill, TN16

Total Floor Area: 142.6 m² ... 1535 ft²



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

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