



Ibbett Mosely



## Main Road, Westerham Hill, Kent, TN16 2HP

**Guide Price £600,000 Freehold**

**A SPACIOUS THREE/FOUR BEDROOM DETACHED BUNGALOW WITH TWO RECEPTION ROOMS, DOUBLE GARAGE, AMPLE PARKING AND GOOD SIZE GARDEN**

- 3/4 Bedrooms
- Lounge and Dining Room/Family Room
- Gas Central Heating
- Garden
- Bathroom
- Kitchen
- Double Glazed
- Bedroom 4/Office
- Cloakroom
- Double Garage and Ample Parking

PRICE GUIDE £600,000 - £620,000

AN EXTENDED DETACHED BUNGALOW OFFERING SPACIOUS AND ADAPTABLE THREE/FOUR BEDROOM FAMILY ACCOMMODATION ACCESSIBLE TO SHOPPING AND RECREATIONAL FACILITIES AS WELL AS BEING CLOSE TO OPEN GREEN BELT COUNTRYSIDE

### LOCATION

The property is located to the south of Biggin Hill and is on the A233 Main Road. Biggin Hill or Westerham to the south offer a variety of shops and amenities including a Waitrose and Tesco Express in Biggin Hill and Co Op and Nisa stores in Westerham. There are various sporting and recreational facilities including a number of golf courses. The Aperfield Arms is a short walk from the bungalow.

There is a selection of state and private schools in Biggin Hill and the surrounding villages and towns. Buses pass the property and have connecting services to Hayes, Orpington and Bromley where there are stations to London, the bus also goes to the Croydon Tram Link at Addington. M25 access from junctions 4 or 5.

### ENTRANCE PORCH

Recessed entrance with frond door opening to the hall.

### HALL AND INNER HALL

With radiator, hatch with fitted ladder to boarded loft space, double glazed windows.

### CLOAKROOM

With W.C., hand basin, radiator and double glazed window.

### LOUNGE

With two radiators, double aspect double glazed windows and brick surround and chimney breast to the fireplace with fitted coal effect gas fire.

### KITCHEN

Fitted with a range of base and wall units with granite worktops and a separate island unit. Integrated appliance including a dishwasher, electric double oven, gas hob, extractor, washing machine, separate tumble dryer and fridge/freezer Single drainer one and a half bowl stainless steel sink unit. Part tiled walls, tiled floor and double glazed window. One step up and open plan to the dining/family room.

#### DINING/FAMILY ROOM

With radiator, large double glazed picture window overlooking the garden and access to the garden via a double glazed door. Door to the garage.

#### BEDROOM 4/OFFICE

With radiator, double glazed window and built in office furniture.

#### BEDROOM 1

With radiator, double aspect double glazed windows fitted wardrobe cupboards and linen cupboard with hot water cylinder.

#### BEDROOM 2

With radiator, double glazed window and fitted wardrobe cupboards.

#### BEDROOM 3

With radiator, double glazed window and fitted wardrobe cupboards.

#### BATHROOM

With enclosed bath with a separate power shower over, W.C. and hand basin. Ladder style towel rail, shaver socket, tiled walls and double glazed window.

#### OUTSIDE

#### DOUBLE GARAGE

With electric up and over door, light, power, base unit with inset sink, door to the garden and gas boiler for central heating and hot water.

**PARKING:** There is ample off road parking for at least four cars to the front of the property.

#### THE GARDEN

Mainly to the back and side of the property with patio, lawns, flowering trees and shrubs including a magnolia.

#### COUNCIL TAX

The property is in Council Tax Band ' F' and the local authority is Bromley Borough Council.

#### SERVICES

Mains gas, water, electricity and drainage are connected.

#### NOTE

The drive to the side of the property is owned jointly with Meadow View.

#### DIRECTIONS

Leave Westerham on the A233 London Road, after leaving the town continue straight on at the roundabout and continue up Westerham Hill.

Pass Westerham Heights Garden Centre and continue into Main Road for about another mile. The property will be found on the right shortly before the Aperfield Arms.

From Biggin Hill proceed south towards Westerham, continue out of the town when the property will be on the left shortly after the Aperfield Arms.



# EPC Rating- D



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