



Ibbett Mosely



Oaklands Lane, Biggin Hill, TN16 3DP

Offers In The Region Of £485,000 Freehold

Available for the first time in thirty years this attractive detached three bedroom family home is located to the outskirts of Biggin Hill opposite open country yet still accessible to local amenities and schooling

- Three Bedrooms
- Sun/Dining Room
- Cloakroom
- Garage, Parking, Garden
- Bathroom
- Kitchen
- Gas Central Heating
- L-Shaped Reception Room
- Utility Room
- Double Glazing

Located in the outskirts of Biggin Hill and overlooking fields to the front this attractive three bedroom nineteen sixties detached house has brick and tile hung elevations under a tiled roof

LOCATION

The Main Road with its various shops and amenities is just over a mile away, there is a Waitrose and Tesco Express as well as a library, swimming pool and medical centre, there is also a small selection of shops at Roundway and Rosehill. There are schools for all ages within Biggin Hill including Oaklands Primary School which is within walking distance. Sporting and recreational facilities within the town and surrounding villages and towns. Bus connections from Biggin Hill to Hayes, Orpington and Bromley all with a wider choice of shops and stations to London, the bus service also goes to the Croydon Tram Link at Addington. M25 access from junction 4.

GROUND FLOOR

ENTRANCE PORCH

With front door to the entrance hall.

ENTRANCE HALL

With radiator, double glazed window and Gerflor wood effect flooring.

CLOAKROOM

With w.c., hand basin and Gerflor wood effect flooring.

UTILITY ROOM

Work surface, plumbing for a washing machine, double glazed window and Gerflor wood effect flooring.

L-SHAPED RECEPTION ROOM

With radiator, fireplace with open grate and parquet flooring. Door to the sun/dining room.

CONSERVATORY/DINING ROOM

With infrared electric heater and glazed double doors to the patio and garden.

KITCHEN

Fitted with a range of base and wall units, built in hob, oven and extractor hood. Inset bowls to corian work surface, serving hatch, floor mounted gas boiler for central heating and hot water. Space for fridge/freezer, double glazed window and door to the side.

BEDROOM/STUDY

Currently used as an office with radiator, double glazed window and wood effect flooring.

FIRST FLOOR

LANDING

With hatch to the loft space. Linen cupboard with hot water cylinder and shelving.

BEDROOM ONE

A double room with radiator, double glazed window, full length eaves cupboards and wood effect flooring.

BEDROOM TWO

A double room with radiator, double glazed window, full length eaves cupboards and wood effect flooring.

BATHROOM

With enclosed bath with a separate shower over, w.c. and hand basin. Tiled walls and floor, chrome ladder style towel rail and double glazed window.

OUTSIDE

GARAGE

Single garage with electric Garola roller door. Driveway parking.

THE GARDEN

Includes a crazy paved patio, lawn a small pond,

flowering trees and shrubs. There is access to the back of the property to both sides of the house.

COUNCIL TAX

The property is in council tax band "E". The local authority is Bromley Borough Council.

SERVICES

Mains gas, water, electricity and drainage.

ROUTE TO VIEW

At the main traffic light on the Main Road turn into Lebanon Gardens, follow the road to the right into Stock Hill, at the bottom of Stock Hill continue straight on at the roundabout into Norheads Lane. Norheads Lane will become Oaklands Lane. Pass Oaklands Primary School on the left, the property will then be found on the right just after Christy Road which is also on the right.

From Keston: Turn right just after the Spitfire guardians by the chapel into Salt Box Hill, take the first left into Oaklands Lane when the house will be found on the left.



EPC Rating- F

Oaklands Lane, Biggin Hill, TN16

Total Floor Area: 117.3 m² ... 1263 ft² (excluding eaves storage)



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