



Ibbett Mosely





## Sopwith Close, Biggin Hill, TN16 3UW

### Offers In The Region Of £625,000 Freehold

**A deceptively spacious detached family home with accommodation arranged over five floors. There is a principle bedroom suite with shower and dressing rooms, three/four further bedrooms, the main reception room has direct access to the garden and there is a separate dining room/bedroom. The property is located in a small cul-de-sac within the top part of Biggin Hill**

- Principle Bedroom with En-Suite Dressing and Shower Rooms
- Three/Four Further Bedrooms
- Family Bathroom
- Reception Room
- Dining Room/Bedroom
- Kitchen and Separate Utility Room
- Cloakroom
- Gas Central Heating
- Part Double Glazing
- Single Garage, Ample Parking and Garden

#### \*\*\*\* OFFERS INVITED \*\*\*\*

Located in the top part of Biggin Hill is this spacious detached four/five bedroom family home with some wonderful views over the valley.

The property is arranged over a number of floors allowing the accommodation to be used in different ways, externally the property has brick elevations under a tiled roof with a good parking area to the front and manageable garden to the back.

#### LOCATION

In the upper part of Biggin Hill a short walk of local shops and facilities including a Waitrose supermarket and Tesco Express. There is a library, swimming pool and medical centre.

There are schools for all ages in the town and other state and private schools in the surrounding area as well as various sporting and recreational facilities.

Bus services to stations at Hayes, Orpington and Bromley as well as the Croydon Tram at Addington. M25 access from junction 4.

#### GROUND FLOOR (FRONT)

#### ENTRANCE HALL

With door to the garage.

#### BEDROOM

With radiator.

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With radiator and double glazed window.

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With radiator and double glazed window.

#### BATHROOM

With enclosed bath, separate shower cubicle, w.c. and hand basin. Tiled walls and flooring, towel rail incorporating radiator, double glazed window.

#### FIRST FLOOR (FRONT)

#### LANDING

#### PRINCIPLE BEDROOM

With radiator, double glazed windows with views over the valley. Wood effect flooring.



### EN-SUITE SHOWER ROOM

With shower cubicle, w.c. and hand basin. Part tiled walls, tiled flooring and double glazed window.

### DRESSING ROOM

With radiator and cupboard with hot water cylinder.

### FIRST FLOOR (BACK)

#### HALL

### CLOAKROOM

With w.c. and hand basin. Towel rail, tiled walls and tiled flooring.

### DINING ROOM/BEDROOM

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

### KITCHEN

Fitted with a range of base and wall units, hob, oven and extractor. Single drainer one and a half bowl stainless steel sink unit, built in dishwasher, part tiled walls and radiator.

### UTILITY ROOM

With plumbing for a washing machine, space for fridge and freezer, tiled walls, radiator and door to the side.

### GROUND FLOOR (BACK)

### RECEPTION ROOM

With radiators, double glazed windows and patio doors to the terrace and garden.

### OUTSIDE

### GARAGE

With up and over door, light, power, gas boiler for heating and hot water. Door to the entrance hall. There is ample off road parking to the front of the house.

### THE GARDEN

Mainly lawn with a patio and good degree of privacy. There is a side access.

### COUNCIL TAX

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

### SERVICES

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

### NOTE

There is a footpath to the right of the property.

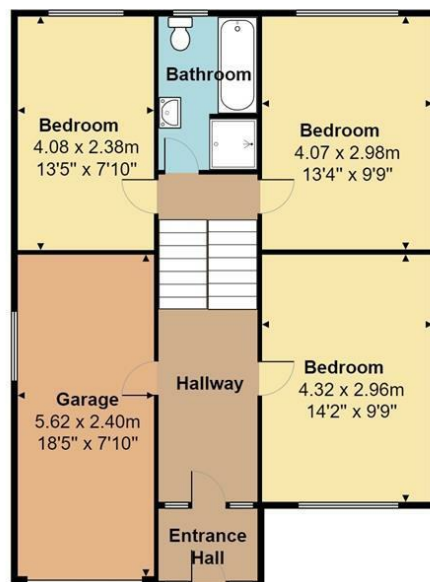
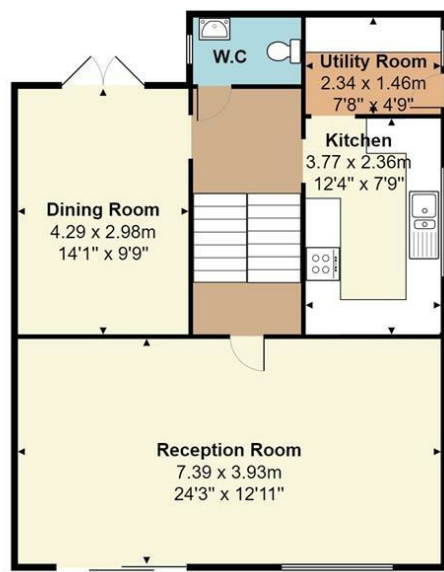
### DIRECTIONS

Leave Biggin Hill on the A233 towards Bromley, pass the shops and the petrol garage. Turn left opposite the Black Horse Pub into Hillcrest Road. Sopwith Close will be on the right.



**Sopwith Close, Biggin Hill, TN16**

Total Floor Area: 162.9 m<sup>2</sup> ... 1754 ft<sup>2</sup>



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

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