Ibbett Mosely

Christy Road, Biggin Hill, Kent, TN16 3DE

Guide Price £475,000 Freehold

With stunning views to the west over the valley, this spacious three bedroom semi-detached family home comes highly recommended

- Three Bedrooms
- Kitchen
- Double Glazing
- Bathroom
- Cloak/Utility Room
- Garage and Off Road Parking for Three Vehicles
- L-Shaped Living/Dining Room
- Gas Central Heaing
- West Facing Garden

*** GUIDE PRICE £475,000 - £485,000 FREEHOLD ***

WITH STUNNING VIEWS TO THE WEST OVER THE VALLEY
This spacious nineteen seventies semi-detached three bedroom family home has brick and tile hung elevations under a tiled roof.

The property has a return frontage to Sunningvale Avenue off which the drive parking and garage are accessed, the property has gas central heating and double glazing.

LOCATION

There are a number of local shops within walking distance and the Main Road with a selection of shops, a Waitrose and Tesco Express is about a mile away, there is a library, swimming pool, doctors surgery and pharmacy, dentist, opticians and post office.
There are schools for all ages in the town as well as sporting and recreational facilities.

Bus stops are a short walk with buses to Bromley (320) and Orpington (R2) for wider choice of utilities, shopping. leisure and entertainment facilities, and train stations to London. There are also buses to Hayes and New Addington for tram link connection to Croydon.

Connections to London:

* Bromley South to Victoria, Clapham Junction, Blackfriars, Elephant & Castle, Thameslink and Southeastern.
* Hayes to London Bridge and Southeastern.
* Orpington to Charring Cross and Southeastern.
* Lewisham DLR to Canary Wharf.
* M25 access from junction 4 at Orpington.

THE ACCOMMODATION

Arranged over two floors and comprises:

Ground Floor: Spacious entrance hall, cloak/utility room, L-shaped living/dining room and kitchen.

First Floor: Galleried Landing, three bedrooms all with wardrobe cupboards and bathroom.

Outside: Large single garage, off road parking for three vehicles.

The Garden: The main garden is on the west side of the house with lawn, terrace, fruit and other trees and a decked area immediately outside of the reception room where the views over the valley can be enjoyed.

SERVICES
Mains gas, water, electricity and drainage.

COUNCIL TAX
Bromley Borough Council - Band "E".

DIRECTIONS
From the main set of traffic lights on the Main Road turn into Lebanon Gardens, follow the road round to the right into Stock Hill. At the roundabout at the bottom of Stock Hill turn right into Sunningvale Avenue. Christy Road will be on the left immediately before Sunningvale Avenue becomes unmade.
The access to the garage and parking is off Sunningvale Avenue and the front door is in Christy Road.

EPC Rating- D

Christy Road, Biggin Hill, TN16

Total Floor Area: 106.3 m² ... 1144 ft² (excluding void)

1st Floor
Total Floor Area 43.1 m² ... 464 ft²

Ground Floor
Total Floor Area 63.2 m² ... 681 ft²

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

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