



Ibbett Mosely

ibbett mosely



Main Road, Westerham Hill, TN16 2HP

Offers In The Region Of £385,000 Freehold

Backing onto Green Belt Land this older style two bedroom semi-Detached home now requires complete modernisation and refurbishment but subject to necessary consents offers potential for extension.

- Two Bedrooms
- Bathroom
- Two Reception Rooms
- Kitchen
- Cloak/Utility Room
- Garage and Parking
- Large Garden

***** BEST & FINAL WRITTEN OFFERS BY 12MIDDAY ON FRIDAY 13th JUNE 2025 *****

Backing on to Green Belt land and set back from the road and now requiring complete modernisation and improvement this older style two double bedroom home offers the new owner the opportunity to create and design the accommodation to their own specification and also offers the potential subject to necessary consents to extend.

LOCATION

The property is located to the south of Biggin Hill 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 two smaller supermarkets in Westerham. There are sporting and recreational facilities in the area.

There are schools for all ages in Biggin Hill and a wider choice of state and private schools in the surrounding villages and towns.

Buses pass the property and there are connecting

services to Hayes, Orpington and Bromley where there are stations to London, the bus also goes to the Croydon Tram at New Addington. M25 access from junctions 4 or 5.

GROUND FLOOR

ENTRANCE HALL

With radiator.

FRONT RECEPTION ROOM

With radiator, double glazed window and brick surround to original fireplace (Now sealed).

BACK RECEPTION ROOM

With radiator and double glazed window.

KITCHEN

With single drainer single bowl stainless steel sink unit, electric cooker point, shelved cupboard and double glazed window.

REAR HALL

With radiator.

CLOAK/UTILITY ROOM

With w.c., hand basin, gas boiler and double glazed window.

FIRST FLOOR

LANDING

BEDROOM ONE (BACK)

With radiator, double glazed windows, wardrobe cupboards and dressing table.

BEDROOM TWO (FRONT)

With radiator and double glazed windows.

BATHROOM

With bath, w.c. and hand basin, Part tiled walls, radiator, double glazed window and shelved cupboard.

OUTSIDE

GARAGE

A Single garage with long drive providing parking for a number of vehicles.

GARDEN

There is a large front and back area of garden that requires attention.

SERVICES

Mains gas, water, electricity and drainage.

COUNCIL TAX

Bromley Council - Band "E"

ROUTE TO VIEW

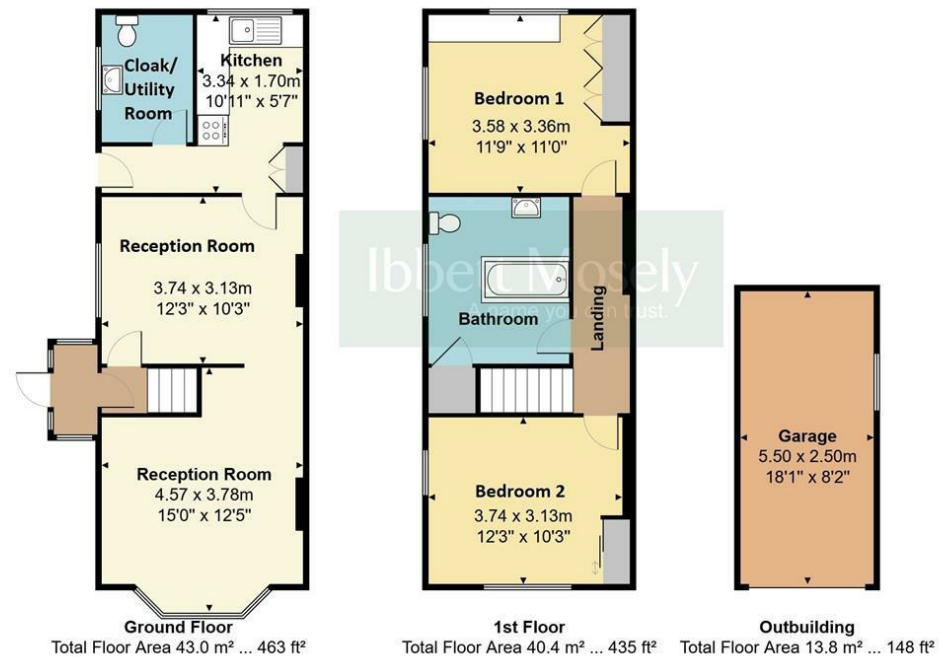
From the centre of Biggin Hill take the A233 Main Road south towards Westerham. Leave the town and the property will be found shortly after passing the Aperfield Arms Public House, and will be on the right hand side



EPC Rating- E

Main Road, Westerham, TN16

Total Floor Area: 97.1 m² ... 1046 ft²



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

Ibbett Mosely

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