Ibbett Mosely

Sunningvale Avenue, Biggin Hill, TN16 3BY

Asking Price £425,000 Freehold

**** FOR SALE FREE OF ONWARD CHAIN ****

A spacious end of terraced three storey town house with two/three bedrooms, reception room with views over part of the valley, kitchen/breakfast room, bathroom and en-suite shower room.

- Two/Three Bedrooms
- Bedroom Three/Family Room with Utility Area and En-Suite Shower Room
- Bathroom
- Reception Room
- Kitchen/Breakfast Room
- Gas Central Heating
- Double Glazing
- Off Road Parking
- Garden

Understood to have been built in the nineteen eighties this three storey town house is offered for sale chain free. The property has brick and tile hung elevations with double glazed windows and gas central heating.
The garage was converted many years ago to additional living accommodation.

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 within the town as well as sporting and recreational facilities.
Bus stops are a short walk with buses to Bromley (320) and Orpington (R2) for a wider choice of utilities, shopping, leisure and entertainment facilities, and train stations to London. There are also buses to Hayes and New Addington for the tram link connections 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 Charing Cross and Southeastern.
* Lewisham DLR to Canary Wharf.
* M25 access from junction 4 at Orpington

GROUND FLOOR

A double glazed door opens to the entrance vestibule.

ENTRANCE VESTIBULE

With glazed door to the entrance hall.

ENTRANCE HALL

With radiator, stairs to the first floor and door to bedroom three/family room with utility area.

BEDROOM THREE/FAMILY ROOM WITH UTILITYB AREA

With radiator, double glazed window, base and wall units, plumbing, inset single drainer single bowl stainless steel sink unit

FIRST FLOOR

LANDING AREA
With radiator, double glazed window, door to the kitchen/breakfast room and open to the reception room.

RECEPTION ROOM
With radiator, recessed ceiling lights, stairs to the second floor and double glazed picture windows allowing views over the valley.

KITCHEN/BREAKFAST ROOM
Fitted with a range of base and wall units, inset single drainer single bowl stainless steel sink unit, inset four ring hob, oven and extractor. Built in fridge and freezer. Recessed ceiling lights and double glazed patio doors to the terrace and garden.

SECOND FLOOR

LANDING
Linen cupboard with hot water cylinder.

BEDROOM ONE
With radiator and double glazed window with some views over the valley.

BEDROOM TWO
With radiator and double glazed window.

BATHROOM
With enclosed bath, w.c. and hand basin. Tiled walls, two skylight windows and cupboard with gas boiler for central heating and hot water.

OUTSIDE
Drive parking to the front and side access to the back.

THE GARDEN
Includes a terrace, lawns and flowering trees and shrubs.

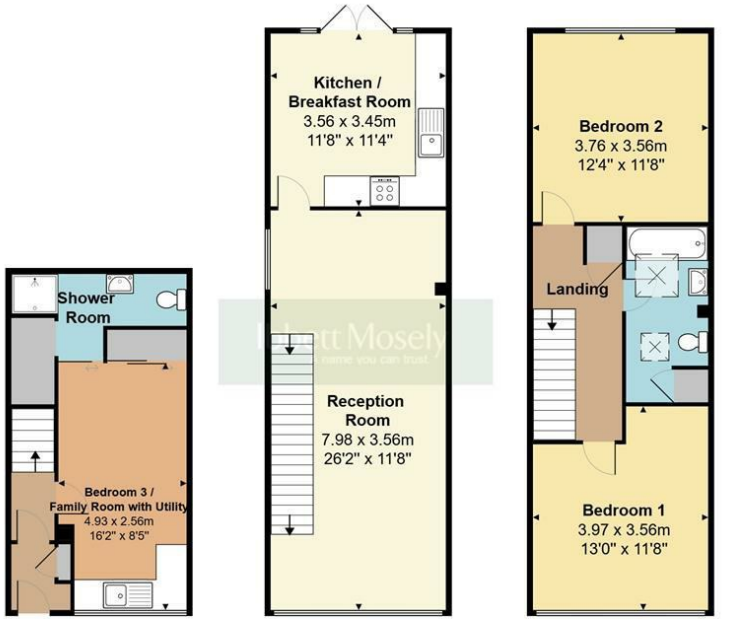
SERVICES AND COUNCIL TAX
Mains gas, water, electricity and drainage.
Bromley Borough Council - Band D

DIRECTIONS
From the main traffic lights on the Main Road turn into Lebanon Gardens, follow the road to the right into Stock Hill. At the roundabout tirn right into Sunningvale Avenue. The property will be on the right just after Lambert Close.

EPC Rating- D

Sunningvale Avenue, Biggin Hill, TN16

Total Floor Area: 106.0 m² ... 1141 ft²



Ground Floor
Total Floor Area 23.7 m² ... 255 ft²

1st Floor
Total Floor Area 41.1 m² ... 442 ft²

2nd Floor
Total Floor Area 41.0 m² ... 441 ft²

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

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