



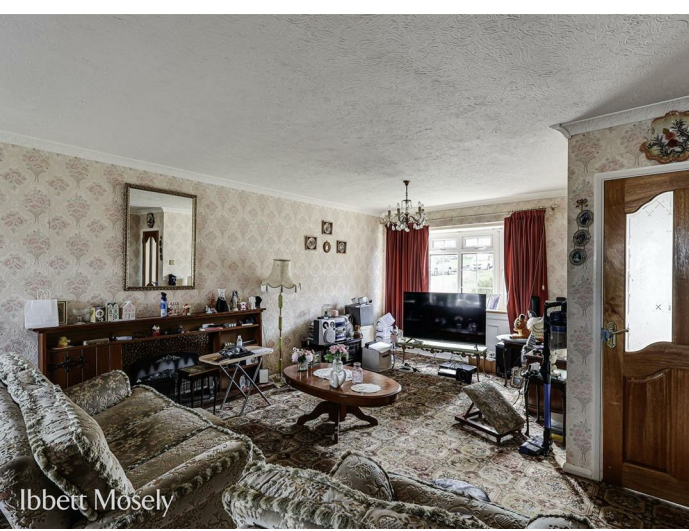
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Lullarook Close, Biggin Hill, Kent, TN16 3XG

£450,000 Freehold

A modern Link-Detached three bedroom family home in a small residential cul-de-sac close to open countryside and within walking distance of Oaklands Primary School

- Three Bedrooms
- Kitchen
- Gas Warm Air Heating
- Gardens
- Bathroom
- Breakfast Room
- Double Glazed Windows and Doors
- Reception Room
- Cloakroom
- Single Garage with Parking in Front

In a small residential cul-de-sac a short walk of Oaklands primary School and open countryside. A nineteen sixties three bedroom link-detached family home with brick and tile hung elevations under a mainly tiled roof now requires modernisation and improvement.

LOCATION

There are a number of local shops that are a short walk of the property in Rosehill Road/Kings Road and Norheads Lane/Stock Hill, the main shops are on the Main Road which is about a mile away. Oaklands Primary School is a short walk with other state and private schools for all ages within Biggin Hill and the surrounding villages and towns, there are also a wide range of sporting and recreational facilities.. Bus services from the valley to stations at Hayes, Orpington and Bromley as well as the Croydon Tram at New Addington. M25 junction 4 at Orpington.

GROUND FLOOR

ENTRANCE HALL

With warm air vent.

CLOAKROOM

With WC, hand basin with cupboard under. Part tiled walls.

RECEPTION ROOM

With warm air vent, stairs to the first floor, double glazed windows, and serving hatch.

KITCHEN

Fitted with base and wall units, single drainer single bowl stainless steel sink unit, warm air heating unit, part tiled walls and double glazed window. Step down to breakfast room.

BREAKFAST ROOM

With wall heater and double glazed window and door to the back garden.

FIRST FLOOR

LANDING

Hatch to the loft space and linen cupboard with hot water cylinder and shelving.

BEDROOM ONE

With warm air vent, double glazed window, recessed wardrobe cupboard, further wardrobe cupboards and chest of four drawers,

BEDROOM TWO

With warm air vent, double glazed window fitted wardrobe cupboards and drawers with end shelves.

BEDROOM THREE

With warm air vent, double glazed window, fitted wardrobe cupboards and knee-hole dressing table.

BATHROOM

With enclosed bath, WC and hand basin, part tiled walls and double glazed window.

OUTSIDE

GARAGE

A single garage with up and over door, light and power. Drive parking to the front.

THE GARDEN

The garden is mainly lawn with some shrubs and outside lighting.

SERVICES AND COUNCIL TAX

Mains gas; water, electricity and drainage.
Bromley Borough Council Band "E"

DIRECTIONS

From the main set of traffic lights on Main Road Biggin Hill turn into Levbanon Gardens, follow the road round to the right into Stock Hill. At the bottom of Stock Hill go straight across into Norheads Lane. Just before Oaklands School turn left into an

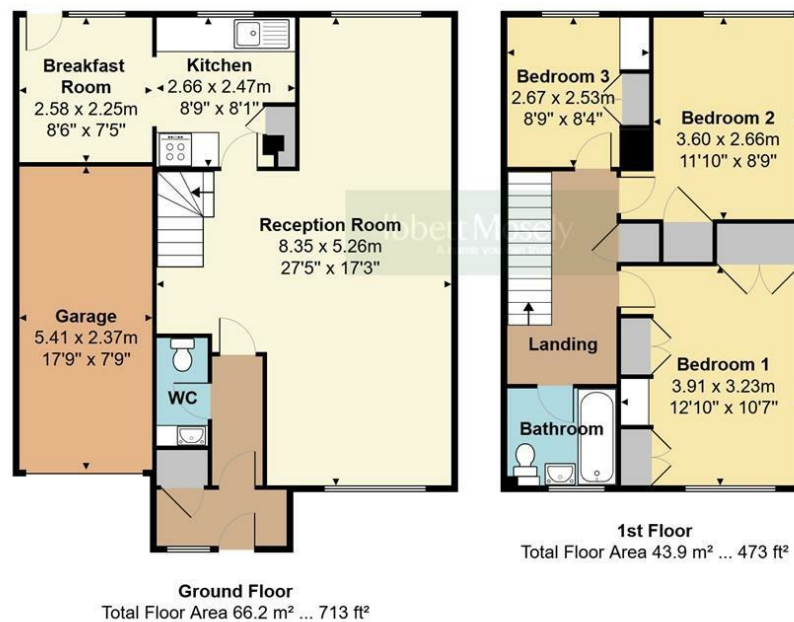
extension of Norheads Lane. Lullarook Close will then be found on the left.



EPC Rating- D

Lullarook Close, Biggin Hill, TN16

Total Floor Area: 110.1 m² ... 1185 ft²



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

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