



Ibbett Mosely





## Mouchotte Close, Biggin Hill, TN16 3ES

### Asking Price £650,000 Freehold

**AVAILABLE FREE OF CHAIN THIS SPACIOUS DETACHED FAMILY HOME IS LOCATED IN A PRIME SOUGHT AFTER PRIVATE ESTATE OF SIMILAR DETACHED AND SEMI-DETACHED HOMES ALTHOUGH LIGHTLY REFURBISHED THERE REMAINS SCOPE TO ENHANCE FURTHER**

- Four Bedrooms
- Central Heating
- Double Glazed
- Two Reception Rooms
- Bathroom
- Single Garage and Drive Parking
- Kitchen with Utility Area
- Cloakroom
- Large Garden

This spacious detached four bedroom family home is located within a gated and managed private estate.

The property has been redecorated throughout, new floor coverings have been laid and an electric charging point has been added to the outside of the garage, allowing the new owners the opportunity to immediately occupy without the need for major expenditure or change, although lightly refurbished there still remains scope to enhance further.

#### LOCATION

Mouchotte Close is located off Hanbury Drive which is off the A233 to the north of the main town centre of Biggin Hill, almost opposite St Georges RAF Chapel and the Memorial Museum. There are a variety of shops and amenities in the town including a Waitrose Supermarket. Within a short walk of the house there is a local convenience store. There are state and private schools for all ages in Biggin Hill and the surrounding area as well as a variety of sporting and recreational facilities.

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

#### RESIDENTS MANAGEMENT COMPANY/ESTATE MANAGEMENT

An Estate Charge is applicable to this property to the Biggin Hill Residents Company Limited which is managed by PRIEM. Further information is available on request.

#### INCENTIVES/DISCOUNTS

Please note that there are incentives/discounts being offered by the client on this property. There is a preferred solicitor and financial adviser discount available. Please ask for full details.

#### COUNCIL TAX

The local authority is Bromley Borough Council and the property is in Band " G " for council tax payments.



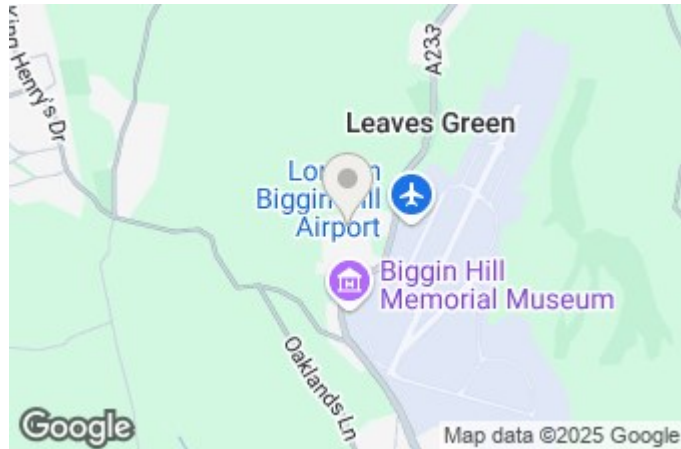
## SERVICES

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

## DIRECTIONS

From the centre of Biggin Hill proceed north on the A233 towards Bromley, leave the town and at the roundabout continue straight on.

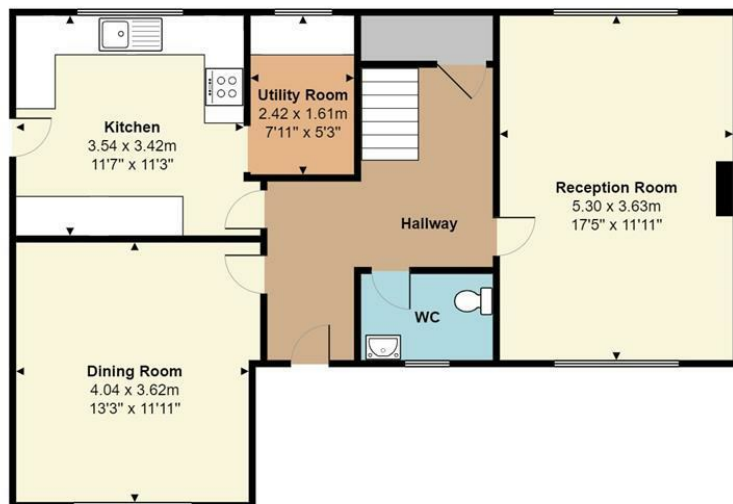
Pass Salt Box Hill on the left and St Georges RAF Chapel and the Memorial Museum on the right. Hanbury Drive will be the next road on the left, turn into the road and take the first left into Keith Park Crescent, Mouchotte Close will be on the left.



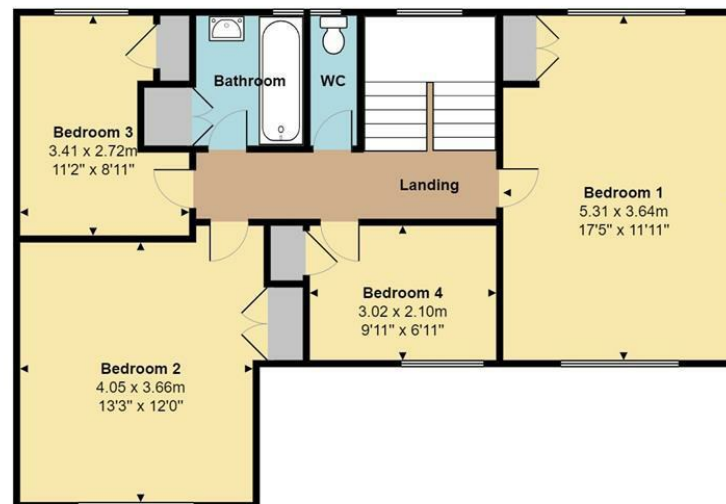
## EPC Rating- C

Mouchotte Close, Biggin Hill, TN16

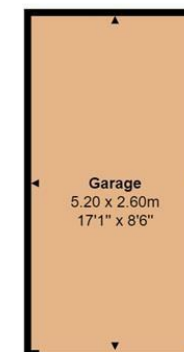
Total Floor Area: 149.2 m<sup>2</sup> ... 1605 ft<sup>2</sup>



**Ground Floor**  
Total Floor Area 67.8 m<sup>2</sup> ... 730 ft<sup>2</sup>



**1st Floor**  
Total Floor Area 67.8 m<sup>2</sup> ... 730 ft<sup>2</sup>



**Outbuilding**  
Total Floor Area 13.5 m<sup>2</sup> ... 146 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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