



Ibbett Mosely

St. Winifreds Road, Biggin Hill, TN16 3HP







A spacious detached four bedroom family home with sitting room, dining room, conservatory, fitted kitchen, utility room and cloakroom.

Situated in a favoured prime location "top Biggin Hill" the property is well maintained and also has a garage, off road parking and a mature well stocked garden

## PTICE

Price Freehold £775,000

## LOCATION

A gentle stroll of the Main Road with its various shops including a Waitrose supermarket and a Tesco Express. Within the town there is also a medical centre, library and swimming pool, there are also schools for all ages and various leisure facilities.

Bus services to Bromley, Hayes, and Orpington, all with a wider choice of shops and station links to London, and there is also a bus service to Westerham.

The national motorway can be accessed via the M25 (J4 and J6).

## GROUND FLOOR

With front door to the entrance porch.

## ENCLOSED ENTRANCE PORCH

With double glazed windows, tiled flooring and door to the entrance hall.

- Bedroom One with Shower Room
- Three Further Bedrooms
- Bathroom
- Lounge
- Dining Room
- Double Glazed Conservatory
- Fitted Kitchen
- Utility Room and Cloakroom
- Gas Central Heating \* Double Glazing
- Garage, Parking and well Stocked Garden

## ENTRANCE HALL

With radiator in cabinet surround, coat storage cupboard, oak flooring and stairs to the first floor. Door to the garage.

## CLOAKROOM

With w.c. and hand basin. Part tiled walls, chrome ladder style towel rail, tiled flooring and double glazed window.

## LOUNGE

With radiator, oak flooring, double glazed windows, feature fireplace with log burner, glazed door from the hall, sliding door to the conservatory and doors to the kitchen.

## DINING ROOM

With glazed double doors from the hall, two radiators and double glazed windows.

## CONSERVATORY

With tiled flooring and double glazed windows and double doors to the terrace and garden.







## FITTED KITCHEN

Fitted with a comprehensive range of base and wall units with quartz work surfaces. Built in hob, oven and extractor. Space for American style fridge freezer, built in dishwasher, Butlers style sink with mixer tap, breakfast bar, wine rack, radiator, part tiled walls, double glazed windows and doors to the terrace and garden.

## UTILITY ROOM

Fitted with a base unit with pull out waste bins under, Butlers style sink, cupboard with gas boiler, built-in washing machine and larder cupboard. Door to the side.

## FIRST FLOOR

### SPACIOUS LANDING

With storage cupboard, radiator in cabinet surround, linen cupboard.

### BEDROOM ONE

With radiator, double glazed windows, two sets of built in wardrobe cupboards. Door to SHOWER ROOM with shower cubicle and part tiled walls, New carpet fitted.

### BEDROOM TWO

With radiator, double glazed windows and built in cupboard.

### BEDROOM THREE

With radiator, double glazed windows and wardrobe cupboard.

### BEDROOM FOUR

With radiator, double glazed windows, shelves in recess and shelved cupboard.







## BATHROOM

With enclosed bath with a separate shower over, twin hand basins with drawers under and w.c., slim line storage cupboard for towels and storage, extractor fan, chrome ladder style towel rail, double glazed window and part tiled walls.

## OUTSIDE

## GARAGE

Single garage with up and over door, light, power, wall cupboards and door to the hall.



## THE GARDEN

The garden to the back includes a paved terrace, lawns a variety of plants, shrubs and trees, a decorative arch, a garden shed and to one corner a SUMMERHOUSE

## COUNCIL TAX

The property is in an area administered by Bromley Borough Council, the property is in council tax band "F"

## SERVICES

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

## DIRECTIONS

Leave Biggin Hill on the A233 towards Westerham, pass the shops and Edward Road on the right. St Winifreds Road will be the next road on the right. The property will be on the left.



St Winifreds Road, Biggin Hill, TN16

Total Floor Area: 191.6 m<sup>2</sup> ... 2062 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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EPC Rating- C

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