



5
The Anglers

Ibbett Mosely



Juniper Close, Biggin Hill, TN16 3LZ

Asking Price £620,000 Freehold

BACKING ONTO, AND OVERLOOKING, FIELDS TO THE REAR, THIS DETACHED FOUR/FIVE BEDROOM FAMILY HOUSE IS LOCATED IN A SMALL CUL-DE-SAC, AND WITHIN A SHORT DISTANCE OF SHOPS, SCHOOLS AND AMENITIES AT THE TOP OF BIGGIN HILL

- Four/Five Bedrooms
- Living/Dining Room
- Kitchen and Utility Room
- Garden and Off Road Parking
- Bathroom
- Triple Glazed Conservatory
- Gas Central Heating
- Ground Floor Shower/Cloakroom
- Study/Bedroom Five
- Double and Part Triple Glazed

THIS SPACIOUS DETACHED 4/5 BEDROOM FAMILY HOUSE, IS LOCATED IN A SMALL CUL-DE-SAC OF ONLY 12 HOMES AND BACKS ONTO & OFFERS VIEWS OVER FIELDS SITUATED IN THE TOP PART OF BIGGIN HILL, IT IS CONVENIENTLY LOCATED WITHIN REACH OF SHOPS, BUS ROUTES, SCHOOLS AND AMENITIES

LOCATION

Biggin Hill provides a variety of shops including a Waitrose supermarket and Tesco Express, there is a medical centre, swimming pool and library. There are schools for all ages as well as various sporting and recreation facilities.

Bromley and Orpington are the main shopping centres and also have stations to London. Bus connections from the town provide access to Bromley, Orpington, Hayes and other surrounding villages and towns as well as the cRoydon Tram link at New Addington.

M25 access from junction 4, connecting with other motorway networks, the Dartford River Crossing,

Bluewater Shopping Centre, the Channel Tunnel and Gatwick and Heathrow Airports.

GROUND FLOOR

ENTRANCE PORCH

With a double glazed door to the entrance hall.

ENTRANCE HALL

With radiator, wood effect flooring and cupboard under the stairs.

SHOWER/CLOAKROOM

With shower cubicle, W.C, and hand basin. Radiator, double glazed window, extractor fan and tiled walls and flooring.

LIVING/DINING ROOM

The two areas are separated by an arch. There are radiators, a double glazed window and double glazed bi-fold doors to the conservatory.

CONSERVATORY

A triple glazed room with insulated roof and roof

light. There is a radiator and double doors to the garden.

STUDY/BEDROOM FIVE

Ideal as a work at home office with its own double glazed entrance door, radiator, double glazed window, wood effect flooring, base unit and wall cupboard.

KITCHEN

Fitted with a range of base and wall units, hob, oven and extractor. Single drainer one and a half bowl sink unit. Built in fridge/freezer and dishwasher. Double glazed window and double glazed side door.

UTILITY ROOM

Work surface with inset circular bowl, wall cupboards, cupboard with gas boiler for central heating and hot water and cupboard with a hot water cylinder.

FIRST FLOOR

LANDING

BEDROOM ONE

With radiator, double glazed window and wardrobe cupboard.

BEDROOM TWO

With radiators, double glazed window and cupboard over the stairs.

BEDROOM THREE

With radiator, double glazed window overlooking the fields and wardrobe cupboard.

BEDROOM FOUR

With radiator, double glazed window overlooking the fields and wardrobe cupboard.

BATHROOM

With enclosed bath with separate power shower over, W.C, and hand basin. Radiator, double glazed window, extractor fan and tiled walls.

OUTSIDE

Parking to the front of the house for two vehicles. The main garden is to the back of the house and adjoins and overlooks open fields. There is a lawn and area of decking.

SERVICES

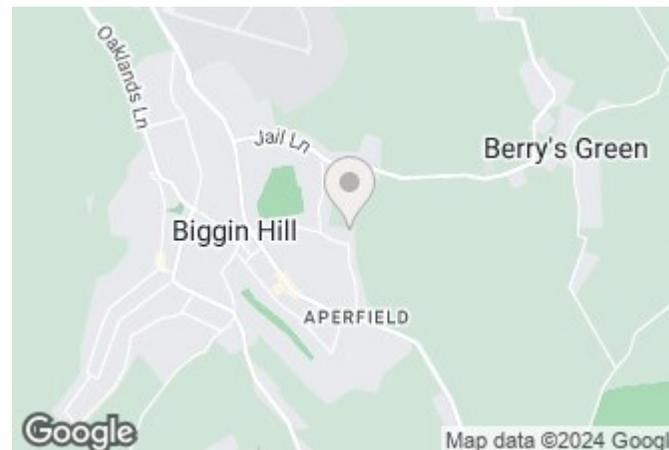
Mains gas, water, electricity and drainage are connected.

COUNCIL TAX

The local authority is Bromley Borough Council and the property is in council tax band "F"

ROUTE TO VIEW

Leave Biggin Hill on the A233 (Main Road) towards Westerham, shortly after leaving the town and having gone over the Zebra Crossing turn left into Aperfield Road. Juniper Close will be on the right just after the left bend in the road.



EPC Rating- C

Juniper Close, Biggin Hill, TN16

Total Floor Area: 122.9 m² ... 1323 ft²



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