



Ibbett Mosely

St. Winifreds Road, Biggin Hill, TN16  
3HP



## St. Winifreds Road, Biggin Hill, Kent, TN16 3HP

WITH AN IN AND OUT GATED DRIVEWAY THIS BEAUTIFULLY APPOINTED 4/5 BEDROOM DETACHED FAMILY HOME MUST BE SEEN TO BE APPRECIATED.

THE STYLISH KITCHEN/DINING ROOM OPENS DIRECTLY ONTO THE TERRACE AND GARDEN WHERE THERE IS A BARBECUE AND BAR AREA TO ONE CORNER OF THE EASILY MANAGED GARDEN

- 4/5 Bedrooms
- Family Room/Bedroom 5
- Gas Central Heating
- Garden
- 2 Bathrooms (1 En-Suite)
- Fully Fitted Kitchen/Dining Room
- Double glazed Widows and Doors
- Reception Room
- EPC Rating - D
- Single Garage and Parking

A BEAUTIFULLY APPOINTED 4/5 BEDROOM DETACHED FAMILY HOME LOCATED IN AN EXCELLENT SOUGHT AFTER ROAD A SHORT DISTANCE OF THE TOWN CENTER.

AVAILABLE UNFURNISHED UNDER THE TERMS OF A TWELVE MONTH ASSURED SHORTHOLD TENANCY AT A RENT OF £3,800 PER CALENDAR MONTH TO INCLUDE A GARDENER AND CLEANER ONCE A WEEK

### LOCATION

Situated in a well regarded residential road a short distance from the main Road with its various shops, Waitrose and Tesco Express. Within the town there is a swimming pool, library, medical centre and schools for all ages.

Bus services to Hayes, Bromley, Orpington and the Croydon Tram link at Addington.

There are main line stations at Hayes, Orpington and Bromley, European flights from Biggin Hill (London) Airport and M25 access at junction 4.

### GROUND FLOOR

#### ENTRANCE PORCH

A covered area with planter to one side and front door opening to the entrance hall.

#### ENTRANCE HALL

With radiator, cloak cupboard, cupboard under the stairs and tiled flooring.

#### CLOAKROOM

With W.C., hand basin, chrome ladder style towel rail and tiled flooring.

#### RECEPTION ROOM

A double aspect room with radiator, fireplace (for safety reasons the real flame gas fire has been capped off). Doors to the dining room.

#### FAMILY ROOM/BEDROOM 5

With radiator and double glazed patio door to the terrace and garden.

#### KITCHEN/DINING ROOM

Comprehensively fitted with a range of base and wall units. Fitted appliances including a

fridge/freezer, washing machine, dish washer, wine cooler, hob, oven, extractor and single drainer one and a half bowl sink unit. Tiled flooring and patio door to the terrace and garden.

## FIRST FLOOR

### LANDING

With radiator and hatch with fitted ladder to the loft space.

### BEDROOM 1

With radiator and built in drawers and cupboards.

### EN-SUITE SHOWER ROOM

With walk in shower cubicle, W.C. and hand basin. Ladder style towel rail and tiled walls and flooring.

### BEDROOM 2

With radiator.

### BEDROOM 3

With radiator.

### BEDROOM 4

With radiator.

### FAMILY BATHROOM

With enclosed bath with a separate shower over, W.C. and hand basin. Shaver socket, extractor fan, ladder style towel rail and wardrobe cupboards at the entrance.

## OUTSIDE

### GARAGE

With a roller shutter door, light, power, gas boiler and hot water cylinder.

There are electrically operated gates at the entrances of the in and out drive allowing parking for a number of vehicles.

### GARDEN

To the back of the property there is an easily maintained garden with terrace, lawn, bar and barbecue area with pergola.

### SERVICES

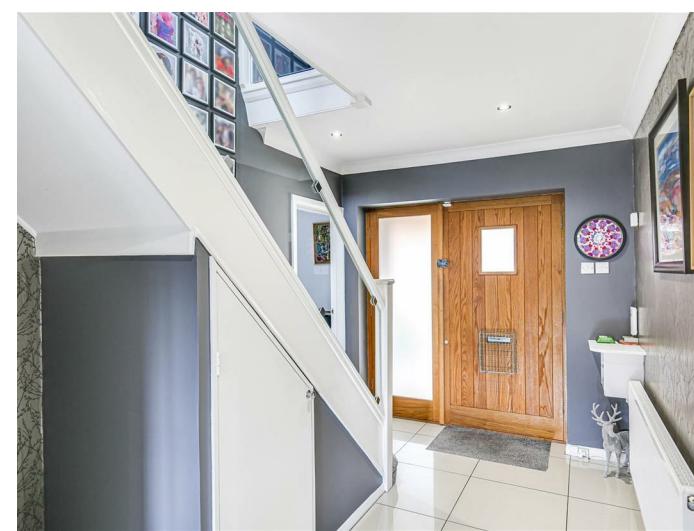
Mains gas, electricity, water and drainage are connected to the property.

### COUNCIL TAX

The property is in the Bromley Borough Council administration area and the property is in Band 'F' for council tax payments. The payment for the year 1st of April 2022 to the 31st of March 2023 is £2,508.59.

### ROUTE TO VIEW

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





**Ibbett Mosely**  
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