



Ibbett Mosely

89B
Sutherland Avenue Biggin Hill TN16
3HH



Sutherland Avenue, Biggin Hill, TN16 3HH

Available unfurnished under the terms of a twelve month Assured Shorthold tenancy
This modern detached family home is available immediately subject to approval of references and the terms of the tenancy agreement

- Four Bedrooms
- Fitted Kitchen
- Double Glazed
- Bathroom
- Cloakroom
- Garage and Off Road Parking
- Large Reception Room
- Gas Central Heating
- Garden

Available unfurnished under the terms of a twelve month Assured Shorthold tenancy this modern four bedroom detached family house is available for immediate occupation subject to approval of references

Located in a sought after road, easily accessible to the shops and amenities within the town

LOCATION

The property is located within walking distance of the shops and amenities on the Main Road, these include a Waitrose Supermarket, a Tesco Express and a good choice of other shops, there is a library, swimming pool and doctors surgery.

There are schools for all ages within Biggin Hill and other state and private schools in the surrounding villages and towns.

Bus services from the Main Road go to Hayes, Orpington and Bromley all with stations to London, there is also a service to the Croydon Tram link at Addington. M25 access from junction 4.

GROUND FLOOR

A double glazed door opens to the entrance hall.

ENTRANCE HALL

With wood effect flooring, alarm control panel, cupboard under the stairs.

CLOAKROOM

With w.c., hand basin and heated towel rail.

RECEPTION ROOM

With double glazed picture window and patio door to the terrace and rear garden. NOTE: The gas fire in this room has been disconnected.

FITTED KITCHEN

Fitted with a range of base and wall units with integrated appliances including a wine cooler, hob, over, extractor, fridge/freezer, dish washer and sink unit. Part tiled walls and cupboard with gas boiler.

FIRST FLOOR

LANDING

Linen cupboard with hot water cylinder, access to partly boarded loft space.

BEDROOM ONE

With fitted wardrobe cupboards.

BEDROOM TWO

With wardrobe cupboard.

BEDROOM THREE

BEDROOM FOUR

BATHROOM

With enclosed bath with a separate power shower over, w.c. and hand basin. heated towel rail, shaver socket and part tiled walls.

OUTSIDE

GARAGE

With up and over door, light, power and door to the back garden.
There is space in front of the house to park an additional two vehicles.

THE GARDEN

Includes a paved terrace, lawn, flowering trees and shrubs and a shed.

SERVICES

Mains gas, water, electricity and drainage are connected.

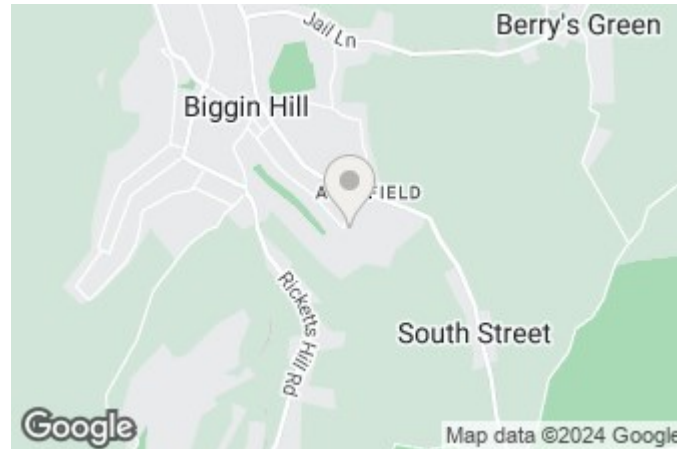
COUNCIL TAX

The property is within the London Borough of Bromley and is in council tax band "E " for council tax payments.

ROUTE TO VIEW

Leave Biggin Hill on the A233 (Main Road) towards Westerham. Shortly after the shops turn right just after the Zebra Crossing into Edward Road, at the end of the road turn left into Sutherland Avenue, the

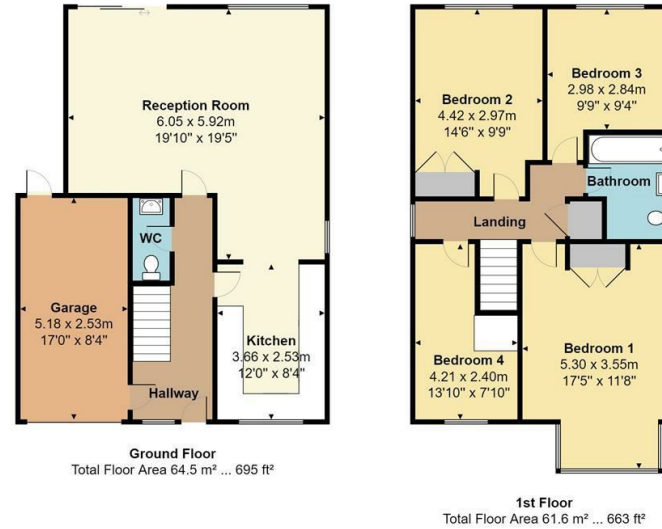
property will be on the left immediately before Foxearth Close.



EPC Rating- D

Sutherland Avenue, Biggin Hill, TN16

Total Floor Area: 126.1 m² ... 1357 ft²



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

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