



Ibbett Mosely



Mouchotte Close, Biggin Hill, TN16 3ES

Asking Price £595,000 Freehold

In a prime sought after private, gated estate of mainly similar detached and semi-detached three and four bedroom family homes, the property has been lightly refurbished to include complete decoration, new floor coverings and an electric charging point to the outside of the garage. The property backs onto green space and there remains scope to enhance further if required

- Four Bedrooms
- Bathroom with Separate WC
- Two Reception Rooms
- Kitchen with Utility Area
- Cloakroom
- Private Gated DEvelopment
- Gas Central Heating & Double Glazing
- Enclosed Garden
- Garage with Electric Charging Point and Drive

** Offered for sale chain free **

Backing onto a park the property is within a gated and managed private estate, this spacious semi-detached four bedroom family home extends to about 1606 sq ft. (including the garage).

The property has recently been redecorated through out, new floor coverings laid and an electric car charging point added to the outside of the garage, which will allow the new owner the opportunity to immediately occupy without the need for major expenditure or change, although lightly refurbished there remains scope to enhance further.

LOCATION

Mouchotte Close is off Hanbury Drive which is located off the A233 to the north of the town centre and is 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 are available from the Main Road to Hayes, Orpington and Bromley stations, as well as the Croydon Tram Link at Addington. M25 access from junction 4 at Orpington.

GROUND FLOOR

ENTRANCE HALL

With radiator and cupboard under the stairs.

CLOAKROOM

With w.c. and hand basin.

RECEPTION ROOM 17'5 x 11'11

A double aspect room with radiators and wall lights.

DINING ROOM 13'3 x 11'11

With radiator.

KITCHEN 11'8 x 11'3

Fitted with base and wall units, appliances including a hob, oven, extractor and sink unit. Plumbing for a

dish washer, wall mounted gas boiler, part tiled walls, door to the side and opening to the utility room.

UTILITY ROOM 7'11 x 5'4

With work surface and plumbing for a washing machine.

FIRST FLOOR

LANDING

BEDROOM ONE 17'5 x 11'11

A double aspect room with radiators and wardrobe cupboard.

BEDROOM TWO 14'4 x 12'

With radiator and wardrobe cupboard.

BEDROOM THREE 10'3 x 8'11

With radiator and wardrobe cupboard.

BEDROOM FOUR 9'11 x 6'10

With radiator and wardrobe cupboard.

BATHROOM

With enclosed bath, hand basin and w.c. Radiator, part tiled walls and linen cupboard.

OUTSIDE

GARAGE 17'1 x 8'6

With up and over door, light, power and outside electric car charging point. Drive to the front.

THE GARDEN

The garden is mainly lawn with some trees and shrubs.

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.

Please ask for full details.

COUNCIL TAX

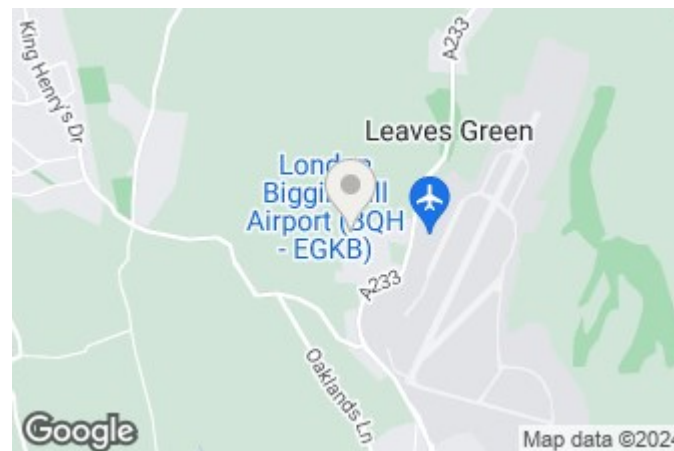
The local authority is Bromley Borough Council and the property is in band " F" for council tax payments.

SERVICES

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

DIRECTIONS

From the centre of Biggin Hill proceed north on the A 233 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, pass the open park and then take the next left into Keith Park Crescent, Mouchotte Close will be on the left.

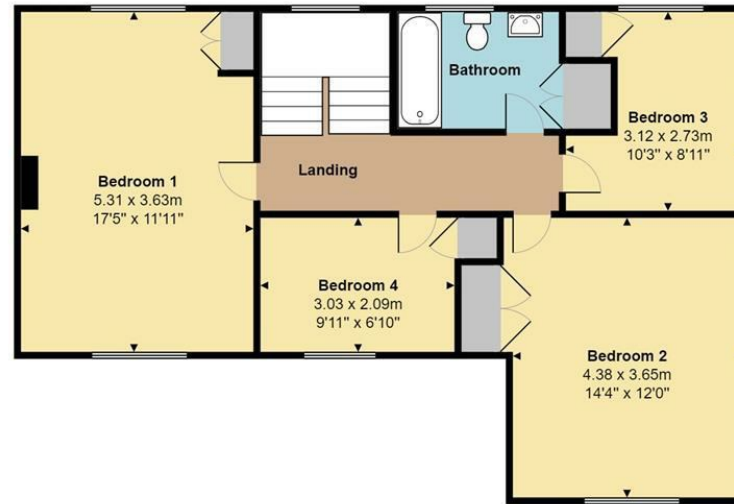


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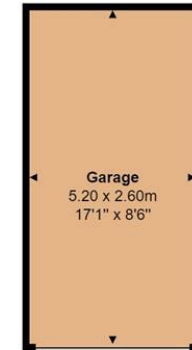
Total Floor Area: 149.2 m² ... 1606 ft²



Ground Floor
Total Floor Area 67.4 m² ... 726 ft²



1st Floor
Total Floor Area 68.2 m² ... 734 ft²



Outbuilding
Total Floor Area 13.5 m² ... 145 ft²

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

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