



APERFIELD  
G A T E

Ibbett Mosely

Mouchotte Close, Biggin Hill, TN16 3ES



**SHOW HOME** now available to view, **Aperfield Gate** offers a small selection of three and four bedroom homes, located in a private **GATED** development, surrounded by green spaces, a haven of tranquility and comfort nestled in the heart of Biggin Hill, Kent

- Show home now open
- 3 & 4 Bedroom homes
- Gated Development
- No forward Chain
- Surrounded by open spaces
- Recently decorated and new flooring
- Private Driveways

**PRICES FROM £600,000**

## **DESCRIPTION**

Imagine coming home to a private gated community that offers a sense of security and peace of mind. Each home boasts between 1400 and 1900 sqft of living space, spread across 3 or 4 bedrooms, a blank canvas for you to create your own haven.

The homes sit on generous plots, offering space in abundance. You can envision family gatherings, a space for growing teens, or even a home office.

Whether you're a young professional, a busy parent, or a retiree seeking a peaceful abode, the homes offer a practical solution to your unique lifestyle needs.

These homes are not just about

practicality, it's about lifestyle. It's a place where you can grow, relax, and create memories. It's a place where convenience meets comfort, and where you can truly feel at home.

For the eco-conscious, the home's come equipped with an EV charging point, making it a breeze to charge your electric vehicle at home.

But the charm of Aperfield Gate doesn't stop at the homes. Step outside and you'll find yourself surrounded by the beauty of Biggin Hill, with its rich history, vibrant community, and an array of options. Whether you prefer a leisurely stroll in the park, a visit to the local museum, or a night out at nearby restaurants, there's something for everyone.





## LOCATION

Mouchotte Close is off Hanbury Drive which is located off the A233 to the north of the main 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 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.

## 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.

## COUNCIL TAX

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





## SERVICES

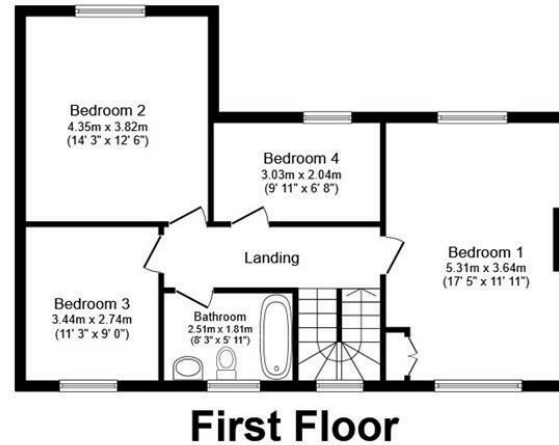
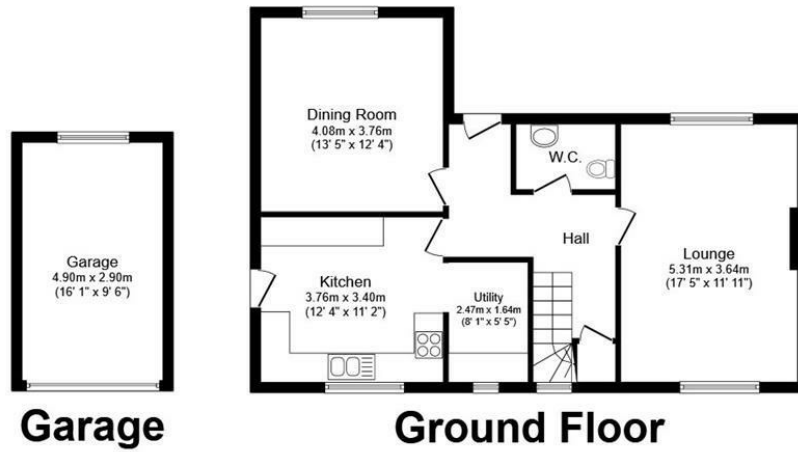
Mains gas, water, electricity and drainage are connected to the property.

## DIRECTIONS

From the centre of Biggin Hill proceed north on the A233 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.

Aperfield Gate will be the next road on the left.



Total floor area 147.9 m<sup>2</sup> (1,592 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

**Ibbett Mosely**

**Westerham 01959 563265**

EPC Rating- C

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