



Ibbett Mosely

Mouchotte Close, Biggin Hill, Kent, TN16 3ES



APERFIELD

G A T E

**** Available free of chain and backing onto an open park ****

This spacious detached four bedroom family home is located in a prime sought after gated private development of mainly similar detached and semi-detached homes

Although lightly refurbished there remains scope to enhance further

PRICE FREEHOLD £650,000

LOCATION

Mouchotte Close is located off Hanbury Drive which is off the A233 to the north of the main town centre of Biggin Hill and is almost opposite the 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 stations at Hayes, Orpington and Bromley 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.

- Four Bedrooms
- Bathroom
- Two Reception Rooms
- Kitchen with Utility Area
- Cloakroom
- Gas Central Heating
- Double Glazed
- Private Gated Development
- Enclosed Garden
- Single Garage with Charging Point and Drive.

CLOAKROOM

With w.c. and hand basin.

RECEPTION ROOM

17'6 x 11'11

A double aspect room with radiatoes.

DINING ROOM

13' x 11'5

With radiator

KITCHEN

12'11 x 10'2

Fitted with a range of base and wall units. Built in hob, oven, extractor and sink unit. Plumbing for a washing machine or dishwasher, part tiled walls, door to the side and open to the utility area.

UTILITY AREA

6'10 x 6'3

With plumbing for a washing machine and radiator.

FIRST FLOOR





LANDING

With linen cupboard.

BEDROOM 1

17'6 x 12'

A double aspect room with radiator and wardrobe cupboard.

BEDROOM 2

13' x 11'5

With radiator and wardrobe cupboard.

BEDROOM 3

10'3 x 9'

With radiator and wardrobe cupboard.

BEDROOM 4

10'7 x 7'6

With radiator and wardrobe cupboard.

BATHROOM

With enclosed bath, hand basin, part tiled walls and radiator.

SEPARATE W C

With low level suite.

OUTSIDE

GARAGE

17'1 x 8'6

With up and over door, light, power and outside electric charging point. Driveway parking.

THE GARDEN

To the back of the property is mainly lawn with some trees and shrubs. The garden backs directly onto an open park.





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. There is a preferred solicitor and financial adviser discount available. Please ask for full details.

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

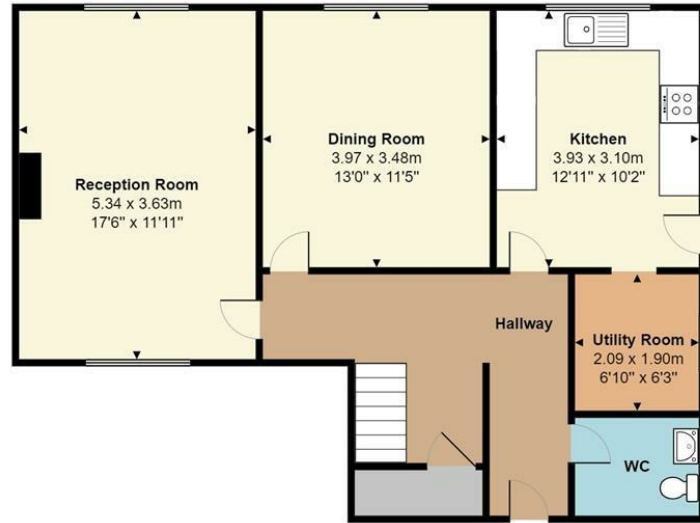
From the centre of Biggin Hill proceed north on the A233 towards Bromley, leave the town and at the roundabout continue straight on. Pass Salt Box Hill on the left and St Georges RAF Chapel and the Memorial Museum on the right. Hanbury Drive will be the next road on the left, turn into the road and take the first left into Keith Park Crescent, Mouchotte Close will be on the left.

NOTE

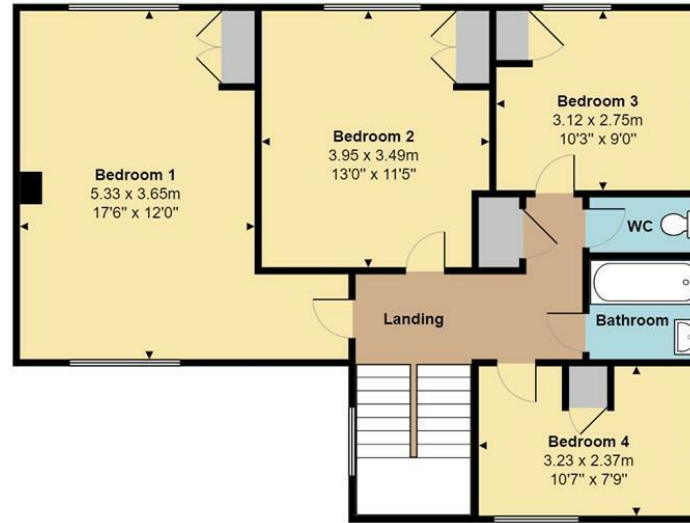
Internal photographs are from the show home and are for illustration purposes only.

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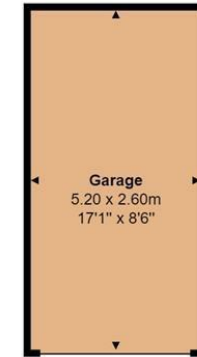
Total Floor Area: 150.3 m² ... 1617 ft²



Ground Floor
Total Floor Area 68.4 m² ... 736 ft²



1st Floor
Total Floor Area 68.4 m² ... 736 ft²



Outbuilding
Total Floor Area 13.5 m² ... 146 ft²

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

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EPC Rating- C

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