



Ibbett Mosely



## Mouchotte Close, Biggin Hill, TN16 3ES

### Asking Price £615,000 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 is next to farmland on one side. 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 \*\*

This spacious semi-detached four bedroom is within a gated and managed private estate and 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. 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

##### 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 a range of base and wall units, built in hob, oven, extractor and sink unit. Wall mounted gas boiler, part tiled walls, plumbing for a dishwasher, door to the side and opening to the utility room.

#### UTILITY ROOM 7'11 x 5'4

With work surface, radiator 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, radiator, part tiled walls and linen cupboard.

#### SEPARATE W.C.

With low level suite.

#### OUTSIDE

#### GARAGE 17'1 x 8'6

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

#### THE GARDEN

The garden is mainly lawn with some trees and shrubs and adjoins a field to one side.

#### RESIDENTS MANAGEMENT COMPANY/ESTATE

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

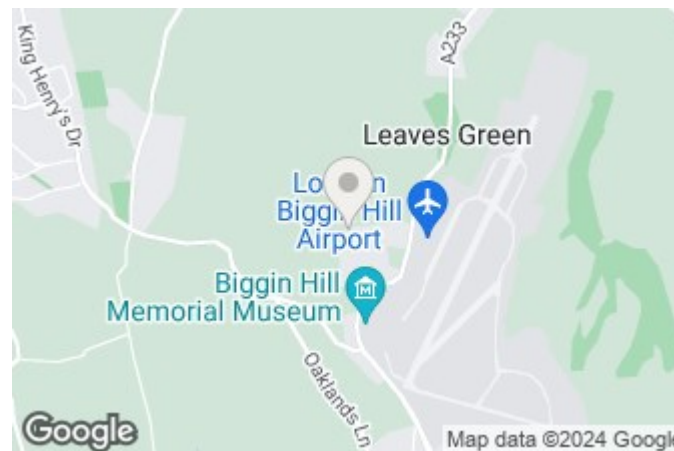
The local authority is Bromley Borough Council and the property is in band " F " for council tax payments.

#### SERVICES

Mains gas, water, electricity and drainage are 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.



Mouchotte Close, Biggin Hill, TN16

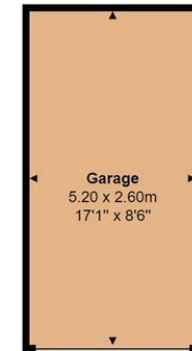
Total Floor Area: 149.2 m<sup>2</sup> ... 1606 ft<sup>2</sup>



Ground Floor  
Total Floor Area 67.4 m<sup>2</sup> ... 726 ft<sup>2</sup>



1st Floor  
Total Floor Area 68.2 m<sup>2</sup> ... 734 ft<sup>2</sup>



Outbuilding  
Total Floor Area 13.5 m<sup>2</sup> ... 145 ft<sup>2</sup>

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

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