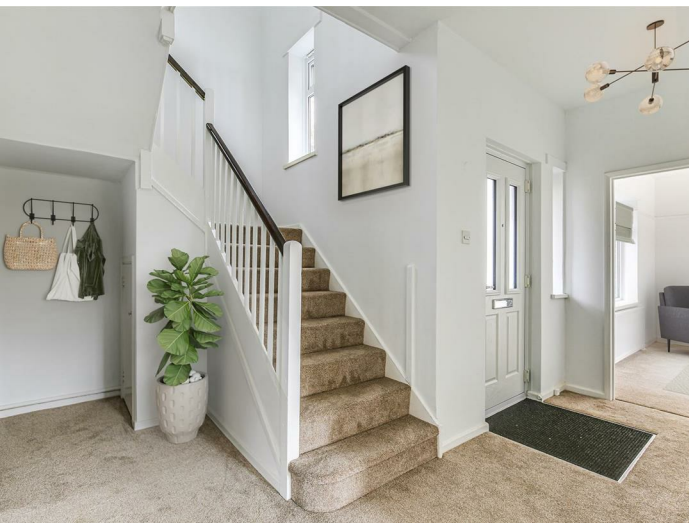




Ibbett Mosely



## Grice Avenue, Biggin Hill, Kent, TN16 3EW

### Asking Price £615,000 Freehold

**\*\* Available free of chain \*\***

**This lightly refurbished three bedroom detached family home extends to about 1582 sq ft in total and is located in a prime gated private estate of similar three and four bedroom detached and semi-detached family homes. The property has been lightly refurbished to include redecoration, new floor coverings and an electric charging point, there does remain scope to enhance further.**

- Three Bedrooms
- Bathroom
- Two Reception Rooms
- Newly Fitted Kitchen with Utility Area
- Cloakroom
- Gas Central Heating
- Double Glazed
- Private Gated Estate
- Large Garden
- Garage with Car Charging Point and Drive

This spacious detached three bedroom family home is located in a managed and gated private estate. The property has recently been redecorated throughout, a new kitchen has been fitted, floor coverings laid and a car charging point has been added to the outside of the garage. The new owner will have the opportunity to immediately occupy without the need for major expenditure or change, although lightly refurbished there remains scope to enhance further.

#### LOCATION

Grice Avenue is located off Hanbury Drive which is located off the A233 to the north of the main town centre of Biggin Hill, 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 property 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 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.

##### CLOAKROOM

With w.c. and hand basin.

##### RECEPTION ROOM 17' x 11'11"

A double aspect room with radiators and wide opening to the dining room,

##### DINING ROOM 11'7 x 10'11"

With radiator

##### KITCHEN 11'6 x 11'2"

Recently refitted with a range of base and wall units, built in hob, oven, extractor and sink unit. Plumbing for a dish washer, cupboard with gas boiler for central heating. Door to the side and open to the utility room.

### UTILITY ROOM 8'1 x 6'11

With plumbing for a washing machine.

### FIRST FLOOR

#### LANDING

With linen cupboard.

#### BEDROOM ONE 17' x 11'11

A double aspect room with radiator and wardrobe cupboard.

#### BEDROOM TWO 13'3 x 10'11

With radiator and wardrobe cupboard.

#### BEDROOM THREE 11'7 x 11'3

With radiator and wardrobe cupboard.

#### BATHROOM

With enclosed bath and hand basin.

#### SEPARATE W.C.

With low lever suite.

#### OUTSIDE

#### GARAGE 17'9 x 8'6

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

#### THE GARDEN

To the front there are lawns and trees, side access to the back garden which is mainly lawn with a gate onto a communal park.

#### COUNCIL TAX

The local authority is Bromley Borough Council, and the property is registered in Band "G".

#### SERVICES

Mains gas, water, electricity and drainage are connected.

### RESIDENTS MANAGEMENT COMPANY/ESTATE MANAGEMENT

An Estate Charge is applicable to this property to the Biggin Hill Residents Company Limited, managed by PRIEM.

Further information is available on request.

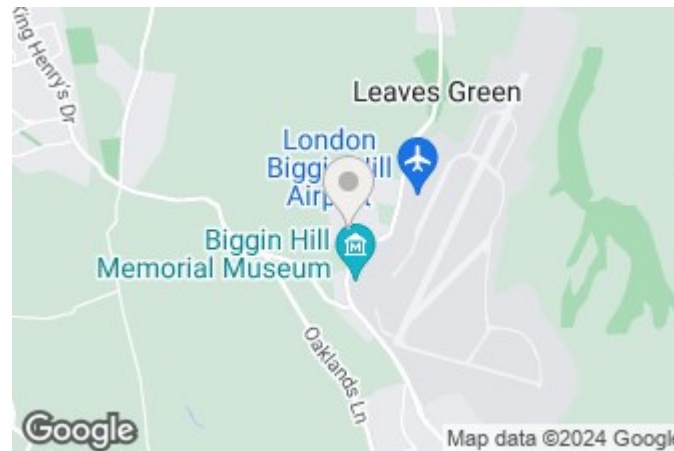
### INCENTIVES/DISCOUNTS

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.

### DIRECTIONS

From 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 and Grice Avenue will then be found on the right.



# EPC Rating- C

Grice Avenue, Biggin Hill TN16

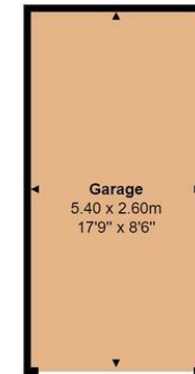
Total Floor Area: 147.0 m<sup>2</sup> ... 1582 ft<sup>2</sup>



**Ground Floor**  
Total Floor Area 66.3 m<sup>2</sup> ... 713 ft<sup>2</sup>



**1st Floor**  
Total Floor Area 66.7 m<sup>2</sup> ... 718 ft<sup>2</sup>



**Outbuilding**  
Total Floor Area 14.0 m<sup>2</sup> ... 151 ft<sup>2</sup>

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