



Ibbett Mosely



Mouchotte Close, Biggin Hill, TN16 3ES

Guide Price £600,000 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. There remains scope to enhance further if required

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

COMING SOON

Within a gated and managed private estate this spacious semi-detached four bedroom family home extends to about 1602 sq ft

The property has recently been redecorated through out, a new kitchen fitted, new floor coverings laid and an electric car charging point added to the outside of the garage, allowing 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.

DIRECTIONS

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 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 light points.

DINING ROOM 13'5 x 11'11

With radiator.

KITCHEN 11'8 x 11'1

Newly fitted with a range of base and wall units, built in hob, oven, extractor and sink unit. Plumbing for a

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

UTILITY ROOM 8'1 x 5'4

Fitted with a work surface and with plumbing for a washing machine.

FIRST FLOOR

LANDING

BEDROOM ONE 17'6 x 12'

A double aspect room with radiators and wardrobe cupboard.

BEDROOM TWO 13'5 x 12'

With radiator and wardrobe cupboard.

BEDROOM THREE 11'2 x 9'

With radiator and wardrobe cupboard.

BEDROOM FOUR 9'11 x 6'11

With radiator and wardrobe cupboard.

BATHROOM

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

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

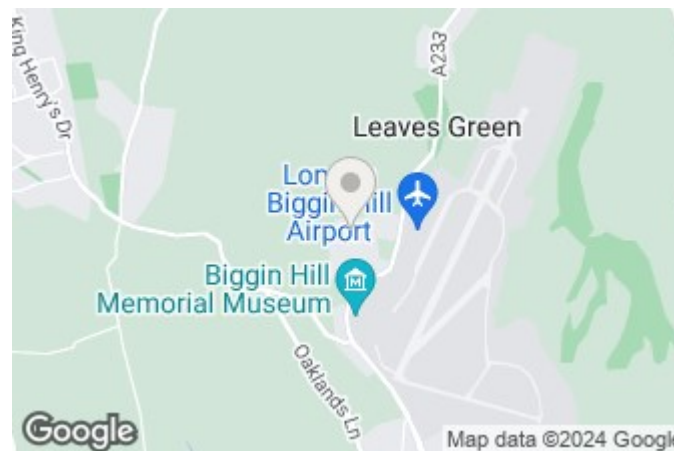
The local authority is Bromley Borough Council and the property is in band " F " for council tax payments.

SERVICES

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

DIRECTIONS

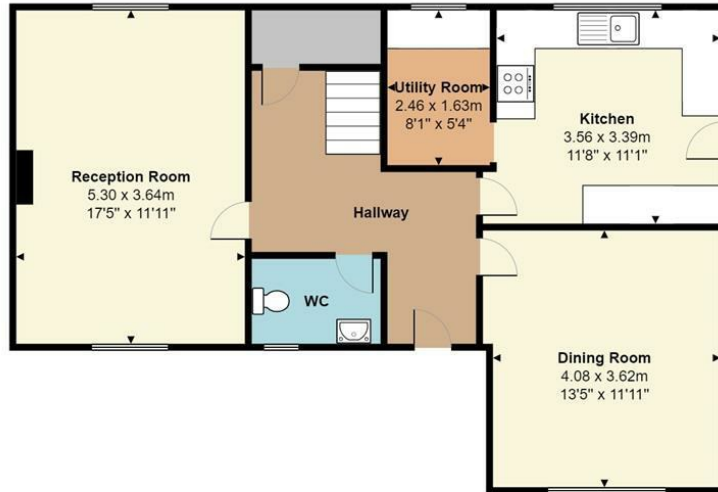
From the centre of Biggin Hill proceed north on the A 233 towards Bromley, leave the town and at the roundabout continue straight on. Pass Salt Box Hill on the left and St Georges RAF Chapel and the Memorial Museum on the right. Hanbury Drive will be the next road on the left, turn into the road, pass the open park and then take the next left into Keith Park Crescent, Mouchotte Close will be on the left.



EPC Rating- C

Mouchotte Close, Biggin Hill, TN16

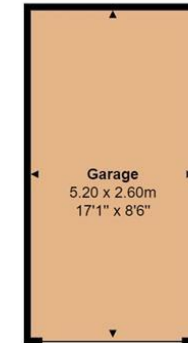
Total Floor Area: 148.9 m² ... 1602 ft²



Ground Floor
Total Floor Area 67.7 m² ... 728 ft²



1st Floor
Total Floor Area 67.7 m² ... 728 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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