



Ibbett Mosely



Treebourne Road, Biggin Hill, Kent, TN16 3QW

Asking Price £475,000 Freehold

An extended nineteen sixties end of terrace family home situated at the end of a cul de sac and with views over the valley from the first and second floor

- Four Bedrooms
- Dining Room/Bedroom Five
- Double Glazing
- Bathroom
- Kitchen
- Garage and Parking for Two
- Reception Room
- Gas Central Heating
- Garden

A spacious extended end of terraced family home with four/five bedrooms, there are views from the front over the valley. The property has brick elevations under a tiled roof.

LOCATION

The property is conveniently located and is accessible to a supermarket in Rosehill, the Main Road with a Waitrose Supermarket, Tesco Express and other shops is about a mile away. There are schools for all ages in the the town as well as a library, swimming pool and medical centre. Bus connections to Hayes, Orpington and Bromley as well as to the Croydon Tram link at Addington. There are sporting and recreational facilities in the town and surrounding villages and towns. M25 access from junction 4.

GROUND FLOOR

ENTRANCE HALL

With radiator, double glazed entrance door and window. Ceramic tiled flooring, door to lobby leading to the integral garage. Stairs to the first floor.

FIRST FLOOR

RECEPTION ROOM

With radiator, double glazed window allowing views over the valley. wood effect flooring.

DINING ROOM

With radiators, double glazed windows, wood effect flooring and cupboard with gas boiler.

KITCHEN

Fitted with a range of base and wall units, range style cooker, single drainer one and a half bowl stainless steel sink unit. Plumbing for washing machine and dishwasher, radiator, extractor fan, ceramic tiled floor and patio doors to the back garden.

SECOND FLOOR

STAIRS AND LANDING

With radiator, double glazed window and hatch to the loft space.

BEDROOM

with radiator, double aspect double glazed windows and wood effect flooring.

BEDROOM

With radiator, double glazed window and wood effect flooring.

BEDROOM

With radiator, double glazed window and wood effect flooring.

BEDROOM

With radiator, double glazed window and wood effect flooring.

BATHROOM

With enclosed bath with a separate shower over, w.c. and hand basin. Ladder style towel rail, riled walls and double glazed window.

OUTSIDE

GARAGE

Integral single garage with up and over door, light, power and access to the house. There is off road parking for two cars to the front of the house.

THE GARDEN

At the back of the house includes a decked terraced area and lawn.

COUNCIL TAX

The property is in council tax band E.

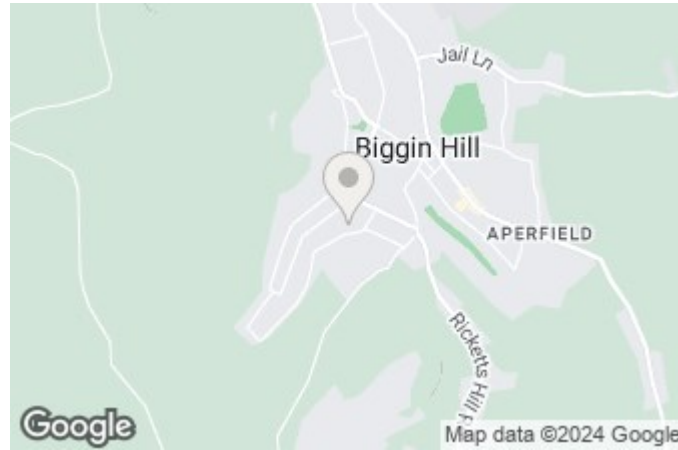
SERVICES

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

DIRECTIONS

From the traffic lights on the Main Road turn into

Lebanon Gardens and then follow the road to the right into Stock Hill. Continue down Stock Hill to the roundabout, take the first exit into Sunningvale Avenue. pass Darwell Drive, Rosehill Road and Melody Road on the right and then turn right into Swivelands Road.. Treebourne Road will be on the right.



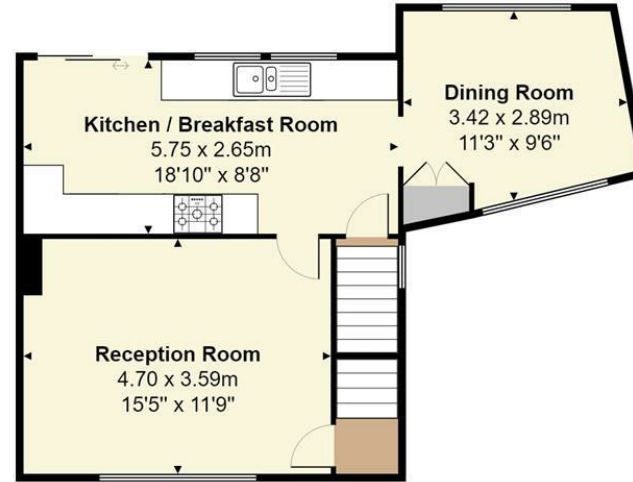
EPC Rating- D

Treebourne Road, Biggin Hill, TN16

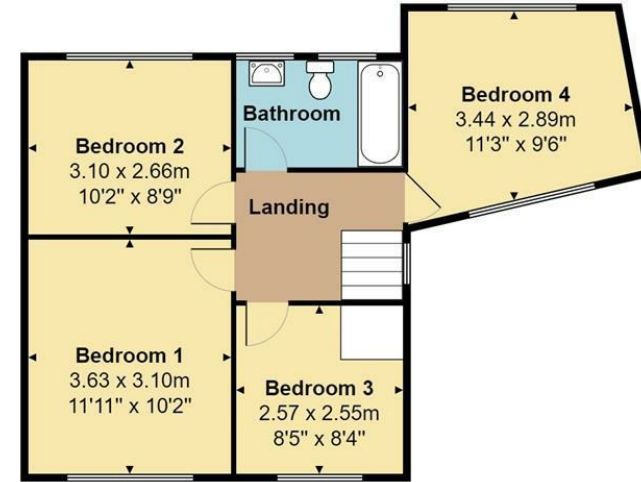
Total Floor Area: 119.2 m² ... 1283 ft²



Ground Floor
Total Floor Area 26.9 m² ... 289 ft²



1st Floor
Total Floor Area 46.2 m² ... 497 ft²



2nd Floor
Total Floor Area 46.1 m² ... 497 ft²

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

Ibbett Mosely

Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property. ver 3.0.

...a name you can trust
offices in Kent and London