



Ibbett Mosely



Treebourne Road, Biggin Hill, Kent, TN16 3QW

Asking Price £447,500 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.

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With radiator, double glazed window and wood effect flooring.

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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

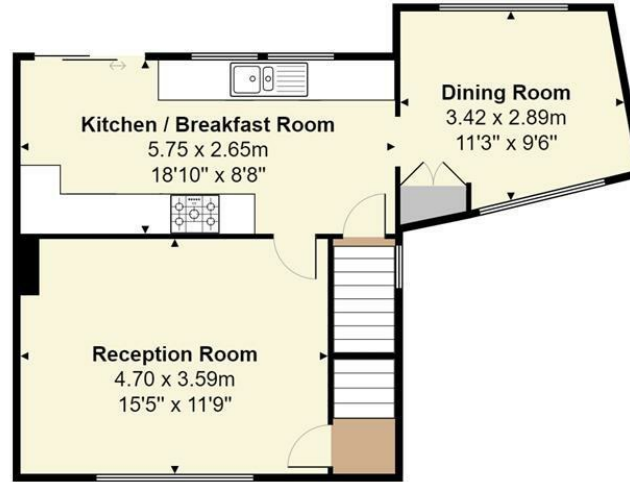
Treebourne Road, Biggin Hill, TN16

Total Floor Area: 119.2 m² ... 1283 ft²



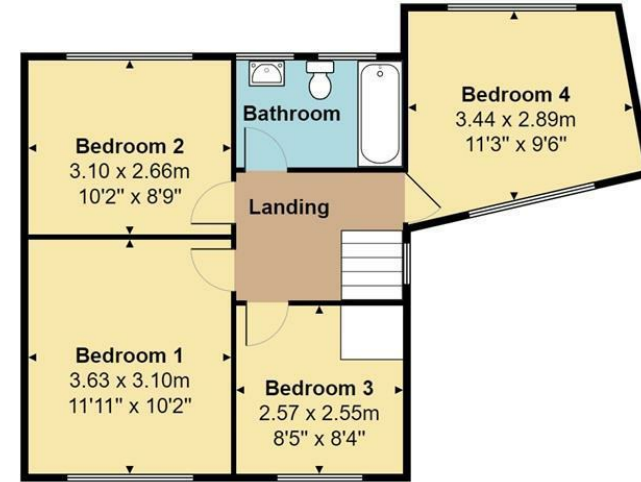
Ground Floor

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.
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Ibbett Mosely

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