



Ibbett Mosely



Mouchotte Close, Biggin Hill, Kent, TN16 3ES

Asking Price £665,000 Freehold

**** Available free of chain and backing onto a communal park ****

A spacious four bedroom detached family home extending to about 1749 sq ft and located in a prime sought after gated development of mainly similar detached and semi-detached family houses.

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

This spacious detached four bedroom family home extends in total to about 1794 sq ft in total and is located on a managed private estate. The property has recently been redecorated throughout, new floor coverings have been laid and an electric car charging point has been added to the garage. Having been lightly refurbished the new owners will have the opportunity to immediately occupy without the need for any major expenditure or change, there does however remain scope to enhance further.

LOCATION

Mouchotte Close is located off the A233 to the north of the main town centre of Biggin Hill, almost opposite the 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 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 17'5 x 12"

A double aspect room with radiators and wall lights.

DINING ROOM 13'5 x 11'11

With radiator.

KITCHEN 16' x 10';

Fitted with a range of base and wall units. Built in hob, oven, extractor and sink unit. Radiator, part tiled walls, door to the side and open to the utility room.

UTILITY ROOM 8' x 6'11

With plumbing for a washing machine.

FIRST FLOOR

LANDING

With linen cupboard.

BEDROOM ONE 17'5 x 11'11

A double aspect room with radiators and wardrobe cupboard.

BEDROOM TWO 13'2 x 11'5

With radiator and wardrobe cupboard.

BEDROOM THREE 13'8 x 8'11

With radiator and wardrobe cupboard.

BEDROOM FOUR 8'1 x 7'7

With radiator and wardrobe cupboard.

BATHROOM

With enclosed bath and hand basin.

SEPPARATE 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 property has a wide frontage to the road with lawns and mature tree. There is a gated side access to the back garden which is mainly lawn with some shrubs. There is an outside store with gas boiler.

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 available on request.

INCENTIVES/DISCOUNTS

Please note that there are incentives/discounts being offered by the client on this property

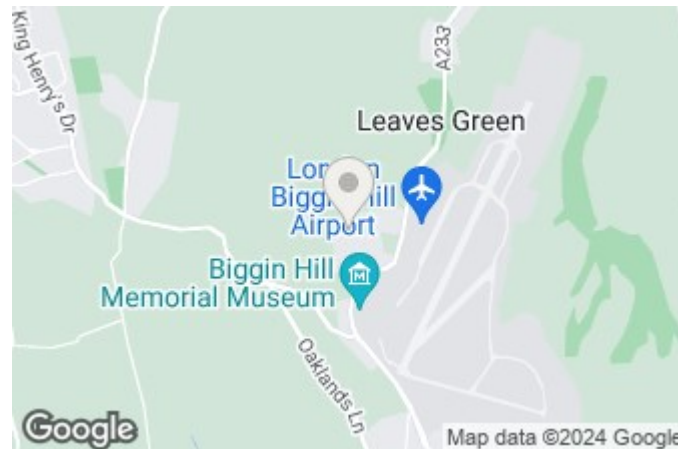
Please ask for full details.

COUNCIL TAX

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

DIRECTIONS

From the centre of Biggin Hill proceed north on the A233 towards Bromley. Leave the main town centre and continue straight on at the roundabout. Pass Salt Box Hill on the left and the St Georges RAF Chapel and the Memorial Museum on the right. Take the next left into Hanbury Drive, pass the park on the left and then bare left into Keith Park Crescent, Mouchotte Close will be found on the left.



Mouchotte Close, Biggin Hill, TN16

Total Floor Area: 166.7 m² ... 1794 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