



Ibbett Mosely



Main Road, Westerham Hill, Kent, TN16 2HP

Guide Price £525,000 Freehold

**A SPACIOUS 4 BEDROOM DETACHED BUNGALOW
OFFERING POTENTIAL TO REDEVELOP OR REBUILD (SUBJECT TO ANY NECESSARY CONSENTS)
TUCKED IN ITS OWN PLOT, OFF THE MAIN ROAD, AND WITH A DETACHED DOUBLE GARAGE**

- Detached Bungalow
- Reception Room
- Ample Parking
- 4 Bedrooms
- Kitchen
- Plot Extends to Approx. 0.20 of an Acre
- Bath & Shower Room
- Detached Double Garage
- Potential for Redevelopment (subject to planning)

In the Metropolitan Green Belt and close to open countryside A detached bungalow in need of modernisation and improvement whilst offering a new owner the potential to redevelop or replace (subject to planning). Situated in its own plot, tucked away from the main road yet accessible to shopping and recreational facilities.

LOCATION

The property is located to the South of Biggin Hill and is on the A233 Main Road. Biggin Hill, or Westerham to the south, offer a variety of shops and amenities including Waitrose and Tesco Express in Biggin Hill, and CoOp and Nisa stores in Westerham. There are various sporting and recreational facilities, including a number of golf courses. The Aperfield Inn is a short walk from the bungalow. There is a selection of state and private schools in Biggin Hill and the surrounding villages and towns. Buses pass the property and have connecting services to Hayes, Orpington and Bromley where there are stations to London. The connecting bus in Biggin Hill also goes

to the Croydon Tram Link at Addington. M25 access is at junctions 4 or 5.

ENTRANCE HALL

Doors leading off to:

LARGE RECEPTION ROOM

Providing a sitting area and door to dining room/bedroom 4.

DINING ROOM / BEDROOM 4

Radiator

BATHROOM

Bath & w.c

KITCHEN

Range of units, sink, oven.

UTILITY ROOM

SHOWER ROOM

Double shower, w.c, hand wash basin.

BEDROOM 1

Window, radiator.

BEDROOM 2

Window, radiator.

BEDROOM 3

Window, radiator.

OUTSIDE

GARDENS

The property sits within a plot extending to approximately 0.20 of an acre.

DOUBLE GARAGE

PARKING

There is ample off road parking.

COUNCIL TAX

The property is in Council Tax Band 'F' and the local authority is Bromley.

SERVICES

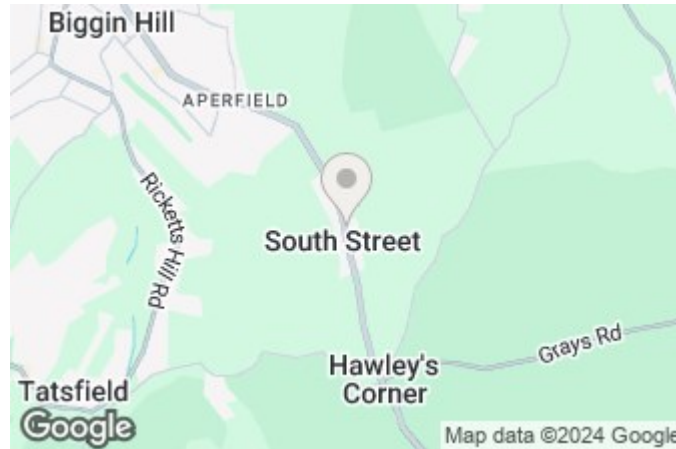
Mains gas, water, electricity and drainage are connected.

NOTES

1. There is a public footpath running along the rear boundary to the property.
2. There is a pedestrian right of access over a small area of land to the front in favour of the adjoining property.

PLANNING

Planning was granted in 2003 (Ref. 03/03001/FULL6) to enlarge roof to provide additional accommodation, with balcony at front. Interested buyers should seek independent advice regarding any future development.



EPC Rating- D

Main Road, Biggin Hill, TN16

Total Floor Area: 120.0 m² ... 1292 ft²



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

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