



Ibbett Mosely



Lunar Close, Biggin Hill, Kent, TN16 3DY

Asking Price £435,000 Freehold

**** VACANT POSSESSION AND NO ONWARD CHAIN ****

In a small residential cul-de-sac in the top part of Biggin Hill this inner terraced town house with accommodation over three floors

- 3 Bedrooms (1 Ground Floor)
- Bathroom
- Ground Floor Shower/Cloakroom
- Study Area off Bedroom 3
- Living Room
- Kitchen/Dining Room
- Gas Central Heating
- Double Glazed
- Small Garage/Store Room
- Garden

**** AVAILABLE FOR SALE FREE OF CHAIN ****

Located in the top of Biggin Hill this modern inner terraced town house offers spacious three bedroom (one ground floor with adjoining study/office and shower/cloakroom) family accommodation extending to about 1062 sq ft over three floors

LOCATION

To the north of the main shopping area but still close to all the shops and amenities. There is a Waitrose supermarket and Tesco Express. There is a library and swimming pool as well as a medical centre and schools for all ages.

Bus connections to Hayes, Orpington and Bromley for a wider choice of shops and stations to London, the bus service also goes to the Croydon Tram Link at Addington. M25 access from junction 4.

GROUND FLOOR

ENTRANCE PORCH

With outside store and double glazed door to the entrance hall.

ENTRANCE HALL

With radiator, laminate flooring and double glazed door to the rear garden. Utility cupboard with plumbing for a washing machine.

SHOWER/CLOAKROOM

With shower cubicle, W.C. and hand basin. Chrome ladder style towel rail, part tiled walls, laminate flooring, extractor fan and double glazed window.

BEDROOM

With radiator, double glazed window and arch to STUDY AREA with radiator and wardrobe cupboard. Door to Small Garage/Store Room.

FIRST FLOOR

KITCHEN/DINING ROOM

Fitted with a range of base and wall units. Built in hob, oven, extractor, dishwasher, fridge and freezer. Wall mounted gas boiler, stainless steel sink unit, part tiled walls, double glazed window and opening to the reception room.

RECEPTION ROOM

With radiator, double glazed window, fireplace with fitted gas fire and stairs to the second floor.

SECOND FLOOR

LANDING

With shelved cupboard and hatch to the loft.

BEDROOM

With radiator, double glazed windows and mirror fronted wardrobe cupboards.

BEDROOM

With radiator, double glazed window and mirror fronted wardrobe cupboards.

BATHROOM

With enclosed bath with separate shower over, W.C. and hand basin. Tiled walls and floor, extractor fan, chrome towel rail and double glazed window.

OUTSIDE

Small garage/store room with up and over door, light and power. Parking to the front.

The garden to the rear of the house includes a patio area and lawn.

COUNCIL TAX

The property is in Band "D" for council tax payments.

SERVICES

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

DIRECTIONS

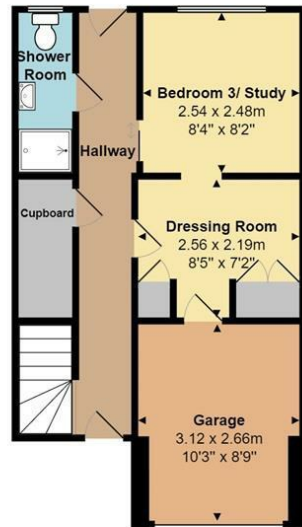
Leave Biggin Hill on the A233 towards Bromley, Lunar Close will be on the right just after the Black Horse Pub



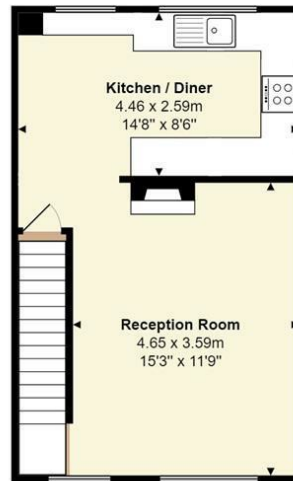
EPC Rating- C

Lunar Close, Biggin Hill, TN16

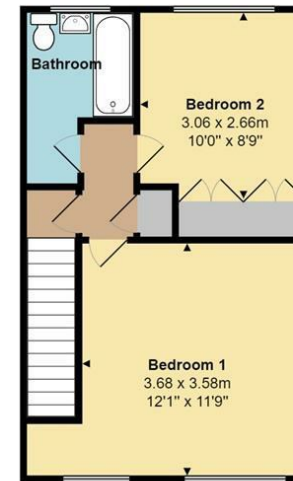
Total Floor Area: 98.7 m² ... 1062 ft²



Ground Floor
Total Floor Area 33.1 m² ... 356 ft²



1st Floor
Total Floor Area 32.8 m² ... 353 ft²



2nd Floor
Total Floor Area 32.8 m² ... 353 ft²

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

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