



Ibbett Mosely





## Milking Lane, Leaves Green, Keston, BR2 6DD

### Offers In The Region Of £635,000 Freehold

A charming period cottage of character being part of a number of residential homes created from the original Milking Lane Farm in the early 2000's within a private gated development

- Two Bedrooms
- Bathroom
- Large Reception Room with Inglenook
- Kitchen
- Gas Central Heating
- Period Features
- Private Garden
- Parking for Three Vehicles

Tucked away in a private gated development of a number of residential homes created developed in the early 2000's from the former Milking Lane Farm Corner Cottage is a charming cottage with a number of the original features having been retained including an inglenook fireplace.

The cottage is approached through its own garden from the large parking area

#### LOCATION

Leaves Green is located between Biggin Hill to the south and Keston or Bromley to the north.

There are bus connections from the Main Road giving access to these areas as well as stations in Hayes and Orpington and the Croydon Tram Link at Addington.

There are state and private schools in the surrounding villages and towns as well as various sporting and recreational facilities.

M25 access from junction 4 is a short drive

#### GROUND FLOOR

#### ENTRANCE HALL

With a multi paned glazed door from the outside, stone flooring and glazed double doors to the reception room.

#### RECEPTION ROOM

Providing excellent space for living and dining areas. Feature inglenook fireplace with brick surround and log burner. There is a lovely flagstone floor and exposed ceiling timbers.

#### KITCHEN

Fitted with a range of base and wall units. Built in appliances including a hob, oven, extractor, washing machine, fridge and freezer. Butlers sink, water softener, wine rack, part tiled walls, cupboard under the stairs, quarry tiled flooring and exposed ceiling timber.

#### FIRST FLOOR

#### LANDING



### BEDROOM ONE

With radiator in cabinet surround, high ceiling and some exposed timbers.

### BEDROOM TWO

With radiator, wall light points, eaves storage/wardrobe cupboard which could be easily removed to enlarge the size of the bedroom. Double glazed skylight window and high ceiling with loft access.

### BATHROOM

With enclosed bath with mixer tap and shower attachment, w.c. and hand basin. Cupboard with central heating boiler, radiator, tiled walls and line cupboard.

### OUTSIDE

Parking space for three vehicles with a secure gate leading to the garden.

The garden is entirely to the front of the cottage and provides a good degree of privacy, there are mature hedges and shrubs and paved seating areas.

### DIRECTIONS

Leave Biggin Hill on the A233 towards Bromley, pass the main entrance to Biggin Hill Airport. Milking Lane will be on the right just before you reach Leaves Green Common.

The entrance will be at the end on the left and Corner Cottage will then be found on the left.

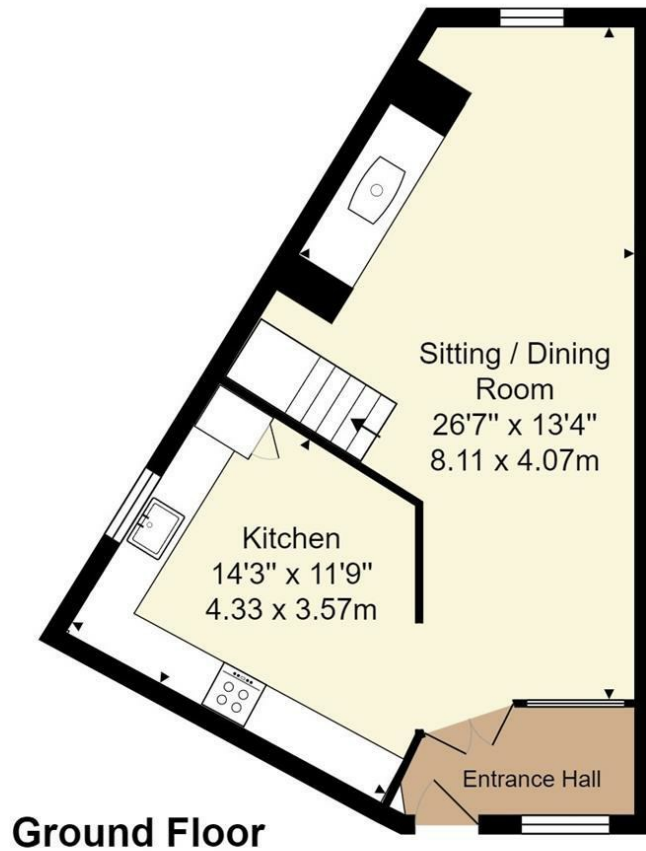
### SERVICES

Mains gas, water, electricity and drainage are connected.

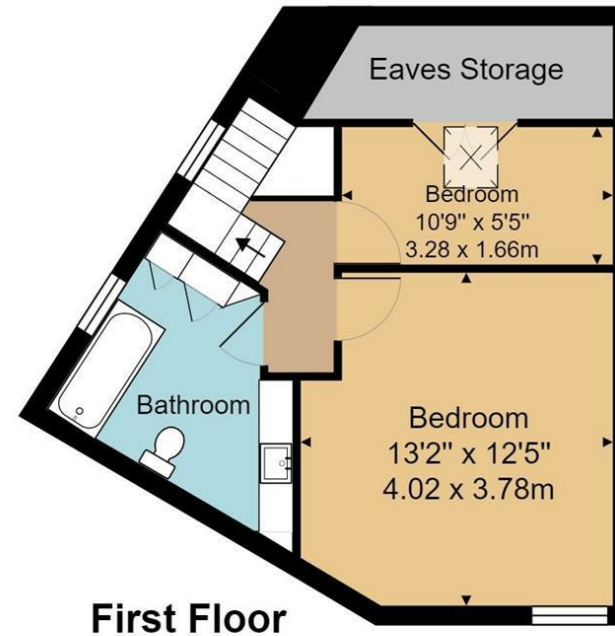
### COUNCIL TAX

The property is in the London Borough of Bromley and is in Council Tax Band "E"





Approx. Gross Internal Area  
859 ft<sup>2</sup> ... 79.8 m<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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