



Ibbett Mosely



Kings Road, Biggin Hill, Kent, TN16 3XX

Guide Price £650,000 Freehold

A DETACHED 3 DOUBLE BEDROOM HOUSE with ONE BEDROOM ANNEXE OFFERING SPACIOUS FAMILY ACCOMMODATION WITH PLANNING PERMISSION GRANTED FOR FIRST FLOOR EXTENSION AND GARAGE CONVERSION

THIS HOME ALSO COMES WITH A DETACHED ONE BEDROOM ANNEXE & OWN GARDEN

- 3 Double Bedrooms
- L-Shaped Reception Room
- Detached One Bedroom Annexe
- Large Bathroom
- Kitchen
- Garage & Driveway parking
- Office
- Cloakroom
- Large Garden

DETACHED 3 BEDROOM HOUSE WITH ONE BEDROOM ANNEXE located in the valley of Biggin Hill and offering spacious family accommodation. It is offered for sale with the added benefit of planning permission having been granted in June 2023 to create a two storey dwelling, with single storey side extensions and garage conversion into a habitable room - providing ample space for a growing family. Additionally, the one bedroom DETACHED ANNEXE provides a versatile space that can be used as independent overflow accommodation, a home office, or to generate additional income.

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 town, as well as a library, swimming pool library and medical centres. Bus connections offer services 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. Access to the M25 is available at Junction 4 (Orpington).

GROUND FLOOR

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Stairs to first floor, under stairs cupboard, doors to:

BEDROOM 3

Built-in wardrobe.

CLOAKROOM

With w.c, hand basin and part tiled walls.

RECEPTION ROOM

An L-shaped room with ample space for living and dining area's, with double doors from the hall, marble surround to fireplace with adjoining gas point. Double glazed doors to the terrace and garden.

KITCHEN

Fitted with a range of base & wall units, built-in double oven, built-in hob with extractor over, space & plumbing for appliances. Single drainer twin bowl sink unit with mixer tap, large larder cupboard, views over rear garden. Door to outside.

FIRST FLOOR

LANDING

Built in cupboards, doors to:

BEDROOM 1

With large built-in wardrobes, corner dressing surface with fitted drawers and cupboards under. Views over rear garden.

BEDROOM 2

With built-in airing cupboard and large wardrobe.

LARGE BATHROOM

With freestanding bath, separate shower cubicle, chrome ladder style towel rail, w.c, hand basin, extractor fan and tiled floor.

OFFICE

With no window and part sloping ceiling.

OUTSIDE

GARAGE

Single garage with up & over door, side door, light, power and gas boiler for heating and hot water. Outside meter cupboard.

FRONT GARDEN

The brick paved driveway provides ample parking. Side access. Gates lead to additional secure parking and the rear garden.

REAR GARDEN

The main garden area is to the back of the house and includes a paved terrace, lawns, various shrubs. A paved path leads to:

DETACHED ANNEXE

OPEN PLAN KITCHEN/RECEPTION ROOM

Front door leads into the reception area with electric heater. The Kitchen area is fitted with range of wall & base units, space for built-in hob (to be fitted), built-in oven, sink. Door to:

BEDROOM

With electric heater and free standing wardrobe (to be included).

SHOWER ROOM

With w.c, hand basin, shower cubicle and electric towel rail.

PRIVATE GARDEN

Screened by a hedge from the main properties garden the annexe comes with its own area of lawn and a brick paved patio area to the front.

SERVICES

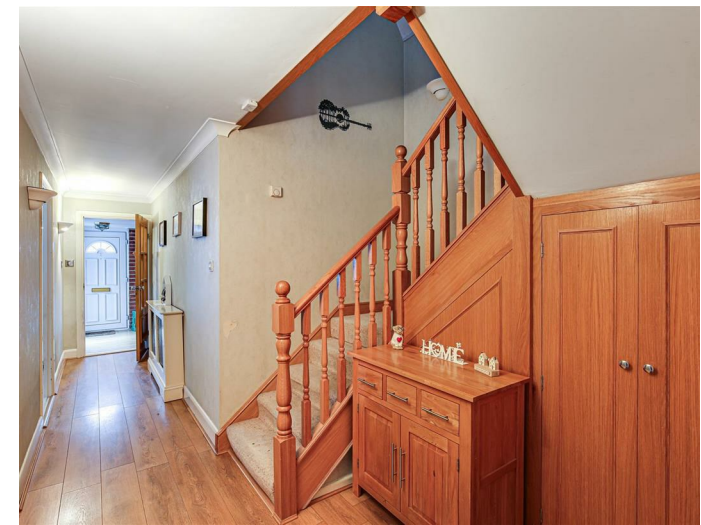
Mains services area connected to both the main house and annexe, with the exception of gas which is only connected to the house.

COUNCIL TAX

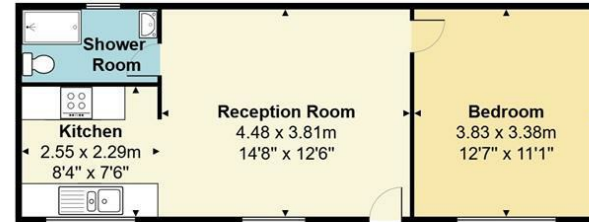
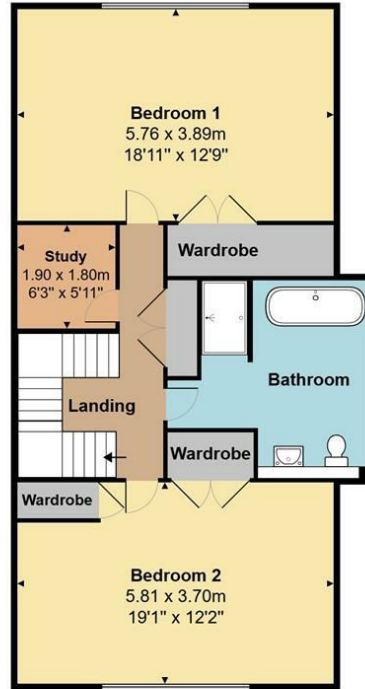
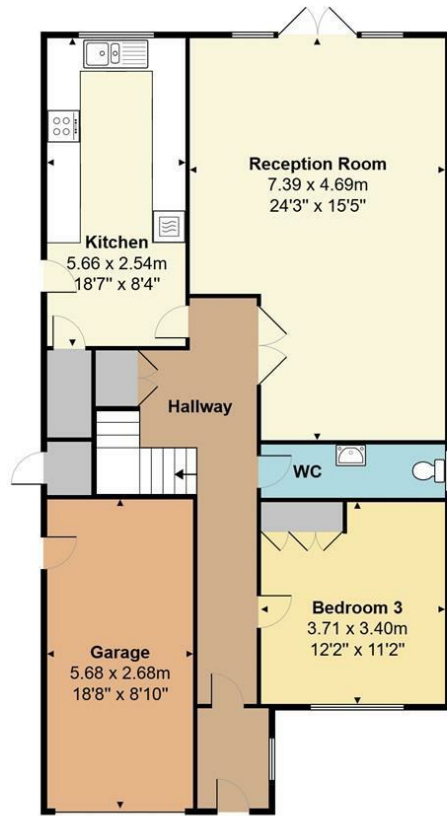
The local authority is Bromley Council. The house is in Band - F, and the Annexe is in Band - A

DIRECTIONS

From the Main Road in Biggin Hill, at the main set of traffic lights turn into Lebanon Gardens, follow the road round into Stock Hill. At the roundabout at the bottom of the hill turn left into Sunningvale Avenue. After a short distance take the turning on the right into Rosehill Road and at the T-junction turn right into Kings Road. The property will then be found a short distance along on the right hand side.



EPC Rating- D



Kings Road, Biggin Hill, TN16

Total Floor Area: 212.1 m² ... 2283 ft²

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