



Ibbett Mosely



Lillie Road, Biggin Hill, Kent, TN16 3QG

Offers In The Region Of £440,000 Freehold

A well presented, 3 bedroom semi-detached bungalow with conservatory/dining room, private south west facing garden, garage and parking. Viewing Highly Recommended.

- 3 Bedrooms
- South West Facing Garden
- Double Glazed Windows
- Living Room
- Garage and Parking
- Conservatory/Dining Room
- Gas Central Heating

This delightful semi-detached bungalow presents a rare opportunity to acquire a well-presented home that is sure to impress. Spanning an impressive 1,054 square feet, this property boasts three bedrooms, making it ideal for families or those seeking extra room for guests.

Upon entering, you are welcomed by an inviting reception rooms that provide ample space for relaxation and entertaining. The large reception room is particularly noteworthy, offering a bright and airy atmosphere, perfect for family gatherings or quiet evenings in. The modern kitchen is well-equipped and designed for convenience, ensuring that meal preparation is a pleasure, with the benefit of leading through into the conservatory that opens up to a south-west facing enclosed garden. This outdoor space is perfect for enjoying the sunshine and hosting summer barbecues, providing a private retreat for relaxation.

Additionally, the property includes an adjacent garage and parking for two vehicles, adding to the convenience of this charming home.

Built in 1970, this bungalow has been maintained to a high standard throughout, making it move-in ready for its new owners. With its desirable location and thoughtful layout, this property is a true gem in the Biggin Hill area. Do not miss the chance to make this lovely bungalow your new home.

LOCATION

Within Biggin Hill there is a Waitrose supermarket, Tesco Express and other shops in the High Street about a mile away. There are schools for all ages in the the town, as well as a library, swimming pool and medical centre. 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

Steps up to the front door, leading to:

ENTRANCE PORCH

With coat hanging space. Door to:

ENTRANCE HALL

with radiator, LVT flooring. Door to:

KITCHEN

Newly fitted kitchen with LVT flooring, built-in appliances including washing machine, dishwasher, fridge and freezer. Electric oven and hob with extractor hood over. Window to the side and door to:

CONSERVATORY/DINING ROOM

Double glazed with outlook to the garden. Door to the patio and garden. LVT flooring.

LIVING ROOM

Door from the entrance hall to the living room with radiator, window to the front, fireplace with space for electric heater and with wooden mantle over. Further door to:

HALLWAY

with cupboard housing boiler.

BEDROOM 1

with radiator, window to front, ample space for wardrobes and storage.

BEDROOM 2

With radiator, window overlooking the garden, built-in wardrobe cupboard.

BEDROOM 3

With radiator, window overlooking the garden, built-in wardrobe cupboard.

BATHROOM

With window with frosted glass, bath with shower over and separate hand held shower, W.C., wash hand basin. Part tiled walls, ladder style radiator.

OUTSIDE

FRONT GARDEN

Laid to lawn with some shrubs. Side gate providing access to the rear garden.

REAR GARDEN

The secluded rear garden is south west facing. There is a patio area with steps up to the lawn with flower bed borders and a small shed.

GARAGE & PARKING

There is an adjacent garage with up and over door, light and power. There is also parking in front of the garage and ample off-road parking.

COUNCIL TAX

The property is located in the London Borough of Bromley and is in council tax band D

SERVICES

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

DIRECTIONS

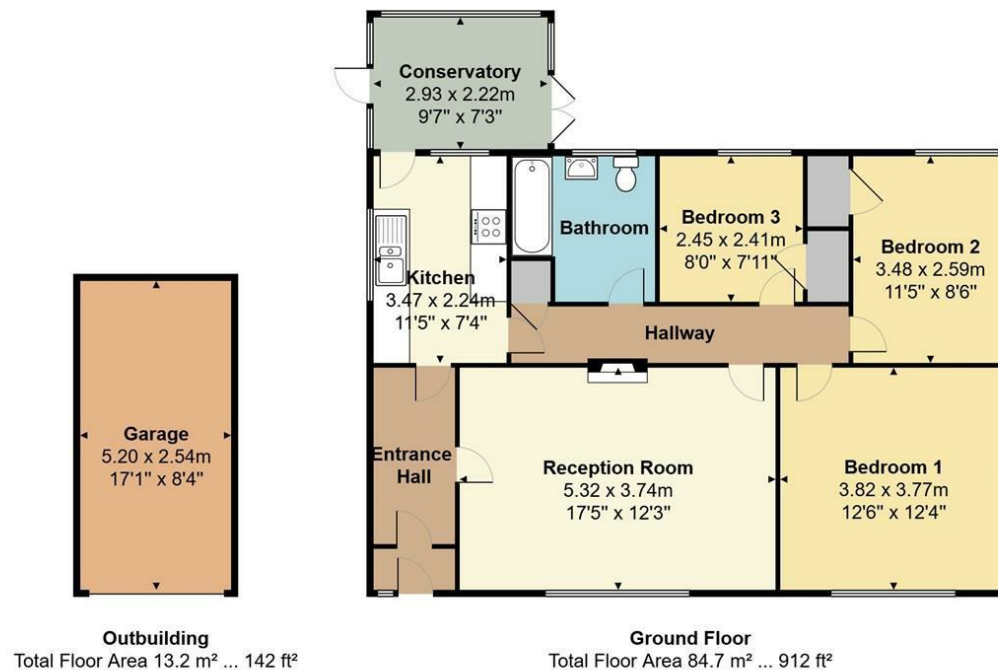
From the traffic lights on the Main Road turn into Lebanon Gardens and then follow the road to the right into Stock Hill. Continue down Stock Hill to the roundabout and take the first exit into Sunningvale Avenue. Follow along Sunningvale Avenue to the end of the road (Sunningvale Service Station will be on your left). Turn right into Lusted Hall Lane. Lillie Road will be the first turning on the right and this property can be found a little way along on the left.



EPC Rating- C

Lillie Road, Biggin Hill, TN16

Total Floor Area: 97.9 m² ... 1054 ft²



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