



Ibbett Mosely





## Sunningvale Avenue, Biggin Hill, TN16 3BY

**Asking Price £440,000 Freehold**

**\*\*INTERNAL INSPECTION RECOMMENDED\***

**A spacious inner terraced town house with well appointed kitchen/breakfast room, two/three bedrooms (one with en-suite shower room) and a good size reception room.  
To the front there are some views over part of the valley.**

- Ground Floor Bedroom/Office with En-Suite Shower Room
- Two Further Double Bedrooms
- Shower Room
- Reception Room
- Well Appointed Kitchen/Breakfast Room
- Gas Central Heating
- Double Glazing
- Made to Measure Blinds Throughout.
- Terraced Garden
- Off Road Parking

Updated and redesigned for the current owner including the conversion of the original garage to a third bedroom/office with en-suite shower room and the creation of a well appointed family kitchen/breakfast room from the original kitchen and dining room. The garden has also been landscaped.

### LOCATION

There are a number of local shops within walking distance and the Main Road with a selection of shops, a Waitrose and Tesco Express is about a mile away, there is a library, swimming pool, doctors surgery and pharmacy, dentist, opticians and post office.

There are schools for all ages within the town as well as sporting and recreational facilities.

Bus stops are a short walk with buses to Bromley (320) and Orpington (R2) for a wider choice of utilities, shopping, leisure and entertainment facilities, and train stations to London. There are also buses to Hayes and New Addington for the tram link connections to Croydon.

Connections to London:

\* Bromley South to Victoria, Clapham Junction, Blackfriars, Elephant & Castle, Thameslink and Southeastern.

\* Hayes to London Bridge and Southeastern.

\* Orpington to Charing Cross and Southeastern.

\* Lewisham DLR to Canary Wharf.

\* M25 access from junction 4 at Orpington

### GROUND FLOOR

#### ENTRANCE PORCH

With door to the entrance hall.

#### ENTRANCE HALL

With stairs to the first floor.

#### BEDROOM/OFFICE

With under floor heating, double glazed window, wood effect flooring.

#### EN-SUITE SHOWER ROOM

With shower cubicle, hand basin and w.c., ladder style towel rail, under floor heating, tiled walls and floor and storage recess under the stairs.

### FIRST FLOOR

### RECEPTION ROOM

With radiator in cabinet surround, wood effect flooring, double glazed window, wall light points and stairs to the first floor.

### KITCHEN/BREAKFAST ROOM

Comprehensively fitted with a range of base and wall units, large island unit with breakfast seating, electric hobs and grill, built in electric oven, single drainer one and a half bowl sink unit, space for American style fridge/freezer, built in wine coolers. Recessed ceiling lights, tiled flooring and double glazed patio door to terrace and garden.

### SECOND FLOOR

#### LANDING

Linen cupboard and cupboard housing the gas boiler (Replaced a few years ago) for central heating and hot water.

#### BEDROOM ONE

With radiator, double glazed window and built in wardrobe cupboards.

#### BEDROOM TWO

With radiator, double glazed window and built in wardrobe cupboard.

#### SHOWER ROOM

With shower cubicle built on a plinth with plumbing under if a bath is required, w.c. and hand basin with cupboard under. Chrome towel rail, tiled walls and two skylight windows.

### OUTSIDE

#### PARKING

There is off road parking to the front of the house with an electric car charging point.

#### THE GARDEN

From the kitchen/breakfast room a patio door opens

to a paved terrace with electric sun awning, there are also wall heaters, from the terrace there are steps up to terraced areas of garden with a further terrace and storage shed. There is a hot and cold tap to the front of the house and a cold tap at the rear.

### COUNCIL TAX

The property is in the Bromley Borough Council administered area and is an Council Tax Band

### SERVICES

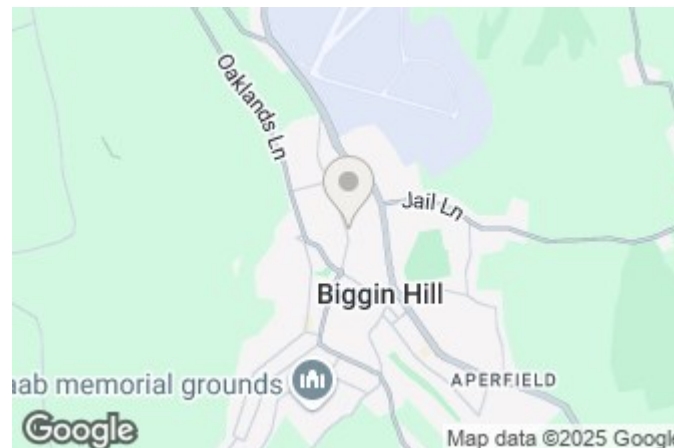
Mains gas, water, electricity and drainage are connected to the property.

### NOTES

1. We are advised that the flat roof was replaced about three years ago.
2. The original garage was converted in 2018.
3. The boiler was replaced a few years ago.

### DIRECTIONS

From the main traffic lights on the Main Road turn into Lebanon Gardens, follow the road to the right into Stock Hill, at the roundabout turn right into Sunningvale Avenue. The property will be on the right.

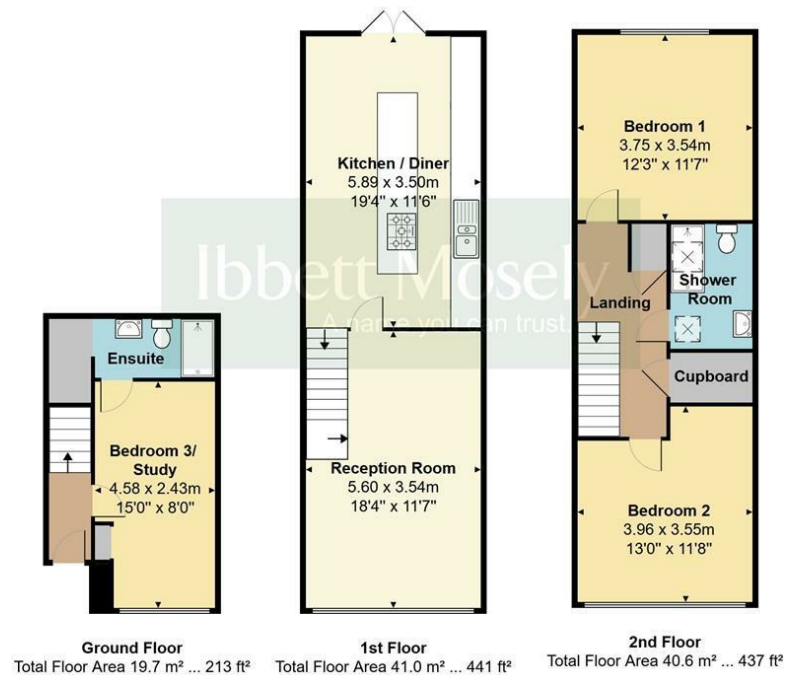




## EPC Rating- C

Sunningvale Avenue, Biggin Hill, TN16

Total Floor Area: 101.0 m<sup>2</sup> ... 1088 ft<sup>2</sup>



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