



Ibbett Mosely



Mouchotte Close, Biggin Hill, Kent, TN16 3ES

Asking Price £610,000 Freehold

**** Available free of chain ****

This spacious detached four bedroom family home is located within a private, gated and managed estate of mainly similar detached three and four bedroom homes.

The house has been lightly refurbished but there remains scope to enhance further if required

- Four Bedrooms
- Gas Central Heating and Double Glazing
- Private Gated Development
- Two Reception Rooms
- Bathroom
- Enclosed Garden
- Kitchen with Utility Area
- Cloakroom
- Garage with Electric Charging Point and Drive

Located within a sought after private gated estate this spacious detached four bedroom family home is available for immediate occupation with no onward chain.

The property has recently been redecorated throughout, new floor coverings have been laid and an electric car charging point has been added to the outside of the garage, allowing the new owner the opportunity to immediately occupy without the need for major expenditure or change, although lightly refurbished there remains scope to enhance further.

LOCATION

Mouchotte Close is off Hanbury Drive which is located off the A233 to the north of the town centre and is almost opposite St Georges RAF Chapel and the Memorial Museum. There are a variety of shops and amenities in the town including a Waitrose Supermarket. Within a short walk of the house there is a local convenience store.

There are state and private schools for all ages in Biggin Hill and the surrounding area as well as a variety of sporting and recreational facilities.

Bus connections from the Main Road to Hayes, Orpington and Bromley stations as well as the Croydon Tram Link at Addington. M25 access from junction 4 at Orpington.

GROUND FLOOR

ENTRANCE HALL

With radiator and cupboard under the stairs.

CLOAKROOM

With w.c., hand basin and radiator.

RECEPTION ROOM 17'5 x 11'11

A double aspect room with radiators and wall lights.

DINING ROOM 13'3 x 11'11

With radiator.

KITCHEN 11'7 x 11'3

Fitted with a range of base and wall units. Built in oven, hob, extractor and sink unit. Wall mounted gas boiler, part tiled walls, door to the side and opening to the utility room.

UTILITY ROOM 7'11 x 5'3

With work surface, plumbing for a washing machine and radiator.

FIRST FLOOR

LANDING

With hatch to the loft space.

BEDROOM 1 17'5 x 11'11

A double aspect room with radiators and wardrobe cupboard.

BEDROOM 2 13'3 x 12'

With radiator and wardrobe cupboard.

BEDROOM 3 11'2 x 8'11

With radiator and wardrobe cupboard.

BEDROOM 4 9'11 x 6'11

With radiator and wardrobe cupboard.

BATHROOM

With enclosed bath, hand basin, part tiled walls and radiator. Linen cupboard.

SEPARATE W.C.

With low level suite.

OUTSIDE

GARAGE 17'1 x 8'6

With up and over door, light, power and outside electric charging point. Drive parking.

THE GARDEN

To the back of the house is mainly lawn with a patio and some trees.

RESIDENTS MANAGEMENT COMPANY/ESTATE MANAGEMENT

An Estate Charge is applicable to this property to the Biggin Hill Residents Company Limited which is managed by PRIEM.

Further information is available on request.

INCENTIVES/DISCOUNTS

Please note that there are incentives/discounts being offered by the client on this property. There is a preferred solicitor and financial adviser discount available. There is a preferred solicitor and financial adviser discounts available. Please ask for full details.

COUNCIL TAX

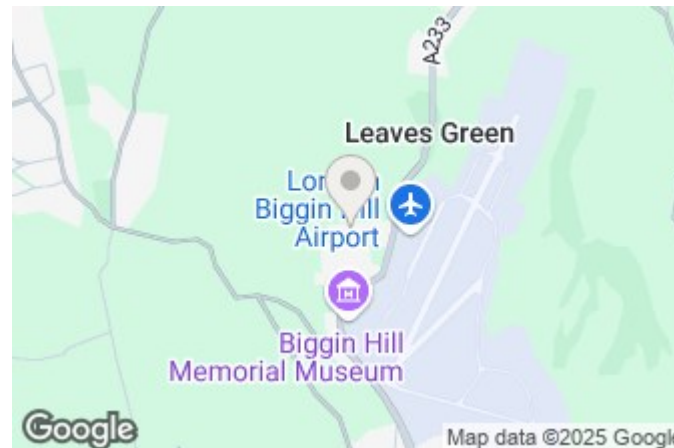
The local authority is Bromley Borough Council and the property is registered in Band 'G' for council tax payments.

SERVICES

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

DIRECTIONS

From the centre of Biggin Hill proceed north on the A233 towards Bromley, leave the town and at the roundabout continue straight on. Pass Salt Box Hill on the left and St Georges RAF Chapel and the Memorial Museum on the right. Hanbury Drive will be the next road on the left, turn into the road and take the first left into Keith Park Crescent, Mouchotte Close will be on the left.



EPC Rating- C

Mouchotte Close, Biggin Hill, TN16

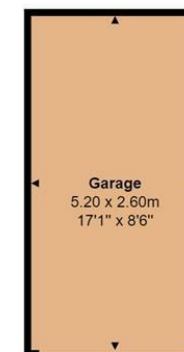
Total Floor Area: 149.2 m² ... 1605 ft²



Ground Floor
Total Floor Area 67.8 m² ... 730 ft²



1st Floor
Total Floor Area 67.8 m² ... 730 ft²



Outbuilding
Total Floor Area 13.5 m² ... 146 ft²

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

Ibbett Mosely

Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London