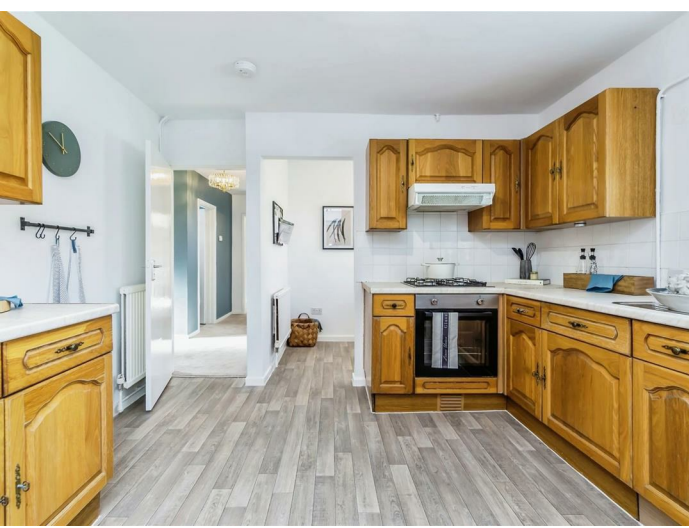
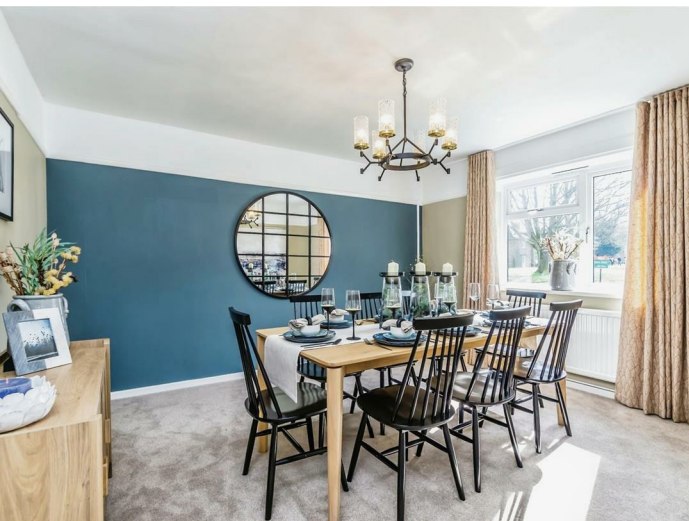




Ibbett Mosely



Mouchotte Close, Biggin Hill, TN16 3ES

£645,000 Freehold

AVAILABLE FREE OF CHAIN This **SPACIOUS DETACHED FORMER SHOW HOME** is located in a prime sought after private estate of similar detached and semi-detached homes.

- Four Bedrooms
- Bathroom and Cloakroom
- Single Garage and Driveway Parking
- Two Reception Rooms
- Gas Central Heating
- Very Large Garden
- Kitchen with Utility Area
- Double Glazed

THIS FORMER SHOW HOME has recently been decorated and as well as fitted floor coverings the window dressings and light fittings will remain, allowing the new owners the opportunity to immediately occupy without the need for major expenditure or change, although refurbished there still remains scope to enhance further. An electric charging point has also been added to the outside of the garage.

LOCATION

Mouchotte Close is off Hanbury Drive which is located off the A233 to the north of the main 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.

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.

Please ask for full details.

COUNCIL TAX

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

SERVICES

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

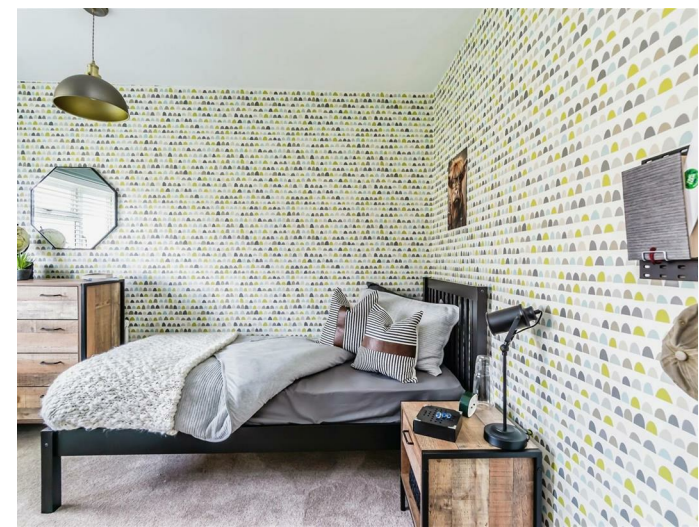
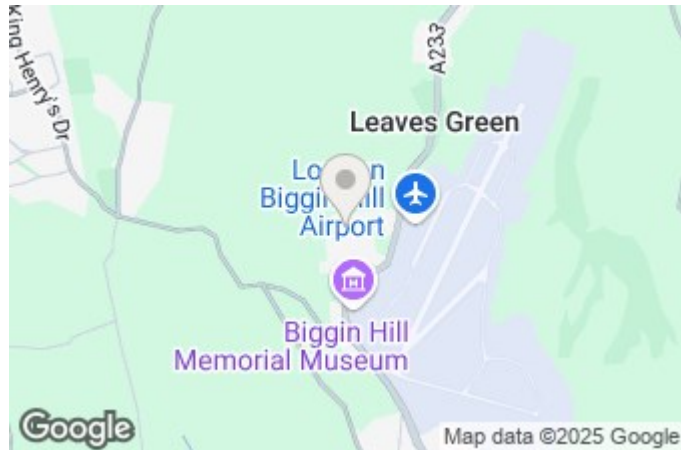
DIRECTIONS

From the centre of Biggin Hill proceed north on the A233 towards Bromley, leave the town and at the roundabout continue straight on.

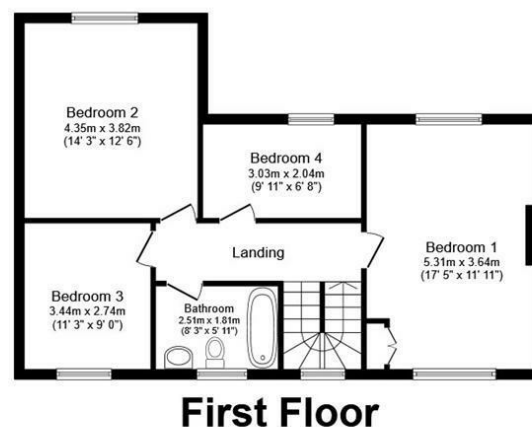
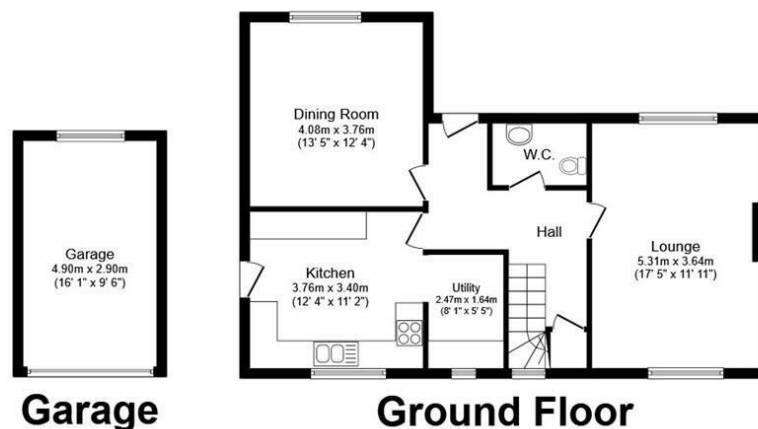
Pass Salt Box Hill on the left and St Georges RAF Chapel and the Memorial Museum on the right. The entrance to the development will be the next road on the left.

PLEASE NOTE

Photo's are for illustrative purposes only.



EPC Rating- C



Total floor area 147.9 m² (1,592 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

Ibbett Mosely

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