



Ibbett Mosely



## Acer Road, Biggin Hill, Kent, TN16 3SP

### Offers Invited £300,000 Leasehold

**A SPACIOUS TWO BEDROOM FIRST FLOOR MAISONETTE  
NOW IN NEED OF MODERNISATION & UPDATING  
OFFERED WITH NO ONWARD CHAIN AND GARAGE**

- First Floor Maisonette
- Reception Room
- Private Rear Garden
- 2 Bedrooms
- Kitchen
- No Onward Chain
- Bathroom
- Garage
- In Need of Modernisation

Positioned in a favoured location of Biggin Hill is this spacious 2 bedroom first-floor maisonette presenting an excellent opportunity for those looking to get on the property ladder.

The maisonette also boasts a private garden, perfect for enjoying the outdoors or cultivating your own green oasis. Additionally, a garage is included, along with parking in front for additional vehicles, ensuring convenience for residents and guests alike.

While the property is in need of updating, it does come with double glazing, this presents a wonderful opportunity for buyers to put their own stamp on the home and create a space that truly reflects their style and preferences. With no onward chain, the process of moving in can be swift and straightforward, allowing you to settle into your new abode without delay.

Whether you are looking to invest or find a new

home, this property on Acer Road is certainly worth considering.

#### LOCATION

Conveniently positioned in a sought after no-through road location at the top of Biggin Hill. The Main Road a short distance from this property offers a selection amenities including a Waitrose, Tesco Express and other shops. There are schools for all ages in the town, as well as a library, swimming pool 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. Access to the M25 is available at Junction 4 (Orpington).

#### GROUND FLOOR

Front door leads to:

#### ENTRANCE HALL

Stairs up to first floor.

### LANDING

Doors to bedrooms, reception room, bathroom & kitchen.

### RECEPTION ROOM

Radiator.

### KITCHEN

Range of cupboards, sink & drainer unit with taps over, space for appliances.

### BEDROOM 1

Radiator.

### BEDROOM 2

Radiator.

### BATHROOM

Coloured suite comprising w.c, panelled bath, hand basin, tiled walls.

### OUTSIDE

### GARAGE

En-bloc alongside the maisonette.

### PRIVATE REAR GARDEN

Approached over a shared path, a gate leads to shed, various shrubs & plants. Access to rear of garage.

### SERVICES

Mains, gas, water, electricity and drainage are connected.

Council Tax Band - C, in the London Borough of Bromley.

### DIRECTIONS

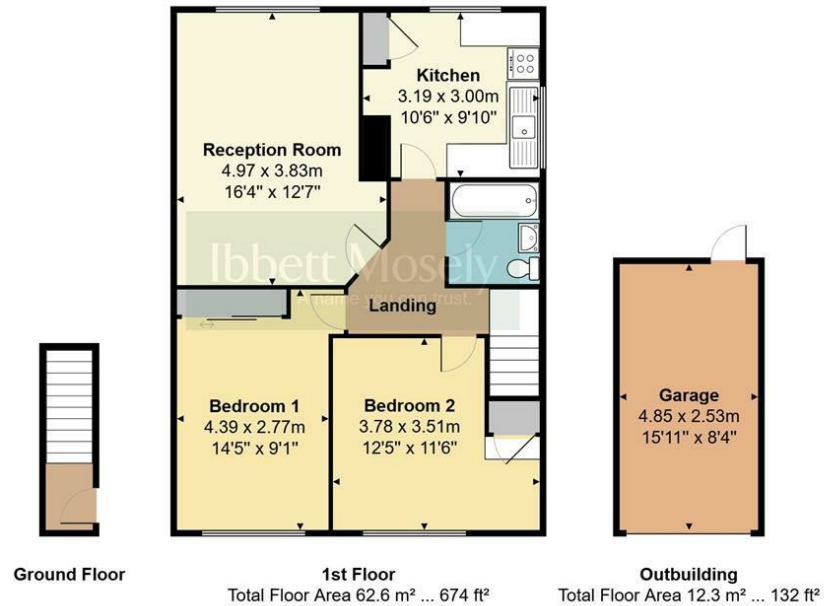
From the main road traffic lights, heading towards Bromley, continue straight over and take the turning

right into Jail Lane. Take the first turning on the right into Blackthorn Road, right again at the T-junction into Magnolia Drive, then left into Acer Road where the maisonette will be located on the left hand side towards the end of the cul-de-sac.



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Total Floor Area: 74.9 m<sup>2</sup> ... 806 ft<sup>2</sup> (Excluding Ground Floor)



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