



Ibbett Mosely



Grice Avenue, Biggin Hill, Kent, TN16 3EW

Guide Price £625,000 Freehold

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

This spacious detached three double bedroom family home is located in a prime sought after private estate of mainly similar detached and semi-detached homes. Although lightly refurbished there remains scope to enhance further

- 3 Double Bedrooms
- Kitchen and Utility Area
- Double Glazed
- Large Enclosed South Facing Garden
- Bathroom
- Cloakroom
- Private Gated Development
- 2 Reception Rooms
- Gas Central Heating
- Single Garage with Electric Charging Point and Driveway

Within a gated private development of mainly similar detached and semi-detached three and four bedrooms homes. There are a number of open parks creating a quiet and sought after environment for today's family lifestyle

This spacious detached three bedroom family home has been lightly refurbished allowing the new owners to immediately occupy without the need for major expenditure, there does however still remain scope to enhance further.

The property has been redecorated throughout, new floor coverings have been laid and a car charging point has been added to the outside of the garage.

LOCATION

Grice Avenue is off Hanbury Drive which is located off the A233 to the north of the main town centre of Biggin Hill, almost opposite the 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 property 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 to stations at Hayes, Orpington and Bromley as well as the Croydon Tram Link at Addington. M25 access from junction 4 at Orpington.

GROUND FLOOR

ENTRANCE HALL

A spacious area with radiator and cupboard under the stairs.

CLOAKROOM

With w.c. and hand basin.

RECEPTION ROOM 17' x 11'11"

A double aspect room with radiators, wall light points and opening to the dining room.

DINING ROOM 11'7 x 10'11"

With radiator.

KITCHEN 11'6 x 11'2

Fitted with a range of base and wall units, built in hob, oven, extractor hood and sink unit. Part tiled walls, door to the side and opening to the utility area.

UTILITY AREA 8'1 x 6'11

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

FIRST FLOOR

LANDING

With linen cupboard.

BEDROOM 1 17' x 11'11

A double aspect room with radiator and wardrobe cupboard.

BEDROOM 2 13'3 x 10'11

With radiator and wardrobe cupboard.

BEDROOM 3 11'7 x 11'3

With radiator and wardrobe cupboard.

BATHROOM

With enclosed bath with a separate shower over, hand basin and part tiled walls.

SEPARATE W.C.

With low level suite.

OUTSIDE

GARAGE 17'9 x 8'6

With up an over door, light and power. There is an electric charging point fitted to the outside of the garage. Drive parking.

THE GARDEN

The back garden is south facing and is mainly laid to lawn with some shrubs.

RESIDENTS MANAGEMENT COMPANY/ESTATE MANAGEMENT

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

Further information is available on request.

INCENTIVES/DISCOUNTS

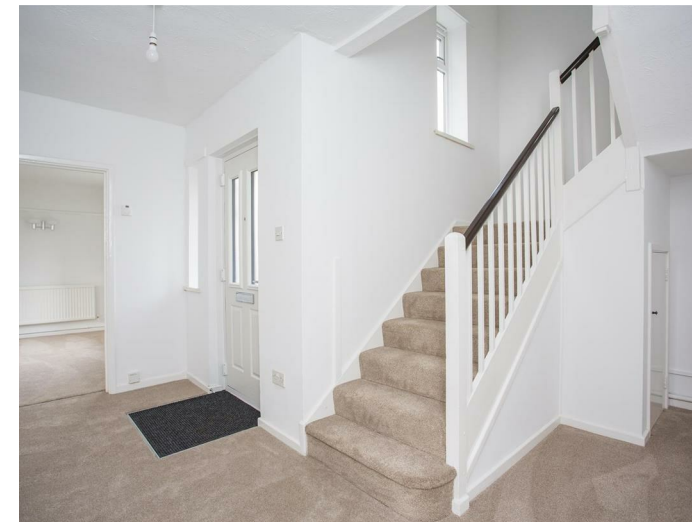
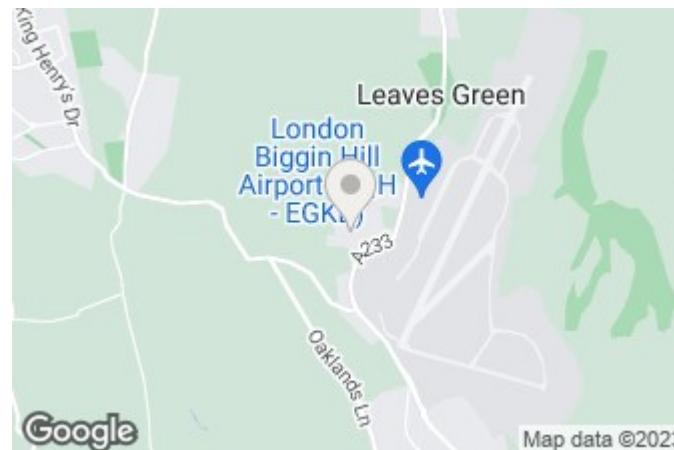
Please note that there are incentives/discounts being offered by the client on this property. There is a preferred solicitor and financial adviser discount available - Please ask for full details.

COUNCIL TAX

The local authority is Bromley Borough Council, and the property is registered in Band "G".

DIRECTIONS

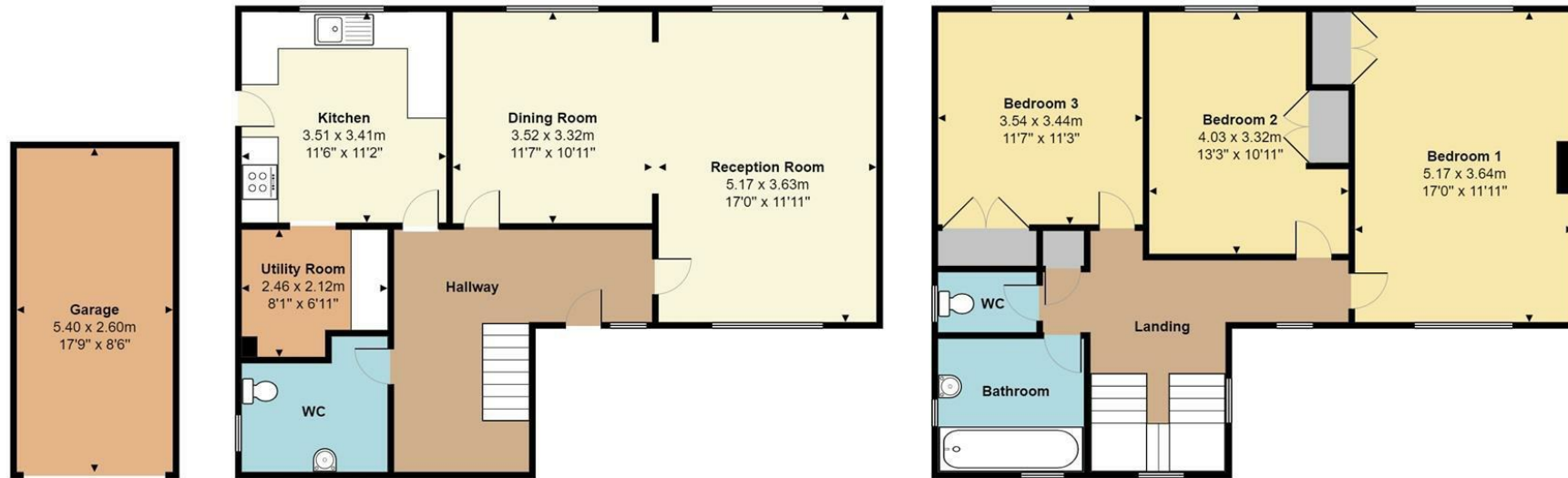
From the centre of Biggin Hill proceed north on the A233 towards Bromley, leave the main town centre and at the roundabout continue straight on. Pass Salt Box Hill on the left and St Georges RAF Chapel and the Memorial Museum on the right. Hanbury Drive will be the next road on the left and Grice Avenue will then be found on the right.



EPC Rating- C

Grice Avenue, Biggin Hill TN16

Total Floor Area: 147.0 m² ... 1582 ft²



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

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