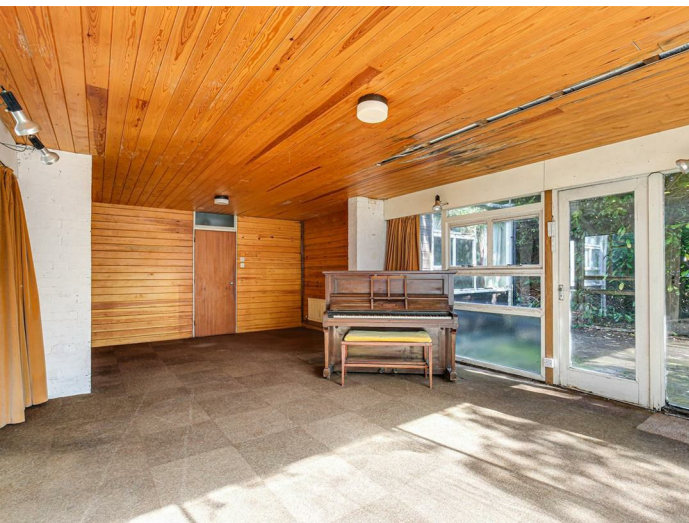




Ibbett Mosely



Hillcrest Road, Biggin Hill, Kent, TN16 3TY

Offers In The Region Of £400,000 Freehold

Cash buyers are sought for this individual detached family home as it is considered that a mortgage may not be granted against the property

Available for the first time since being built in the early nineteen sixties the property has suffered through a lack of maintenance in recent years and is considered suitable for redevelopment this may be by way of a replacement dwelling or with more if planning consent is granted

- Three Bedrooms
- Bathroom
- Two Reception Rooms
- Kitchen
- Cloakroom
- Boiler Room
- Off Road Parking
- Garden Extending to about One Third of an Acre

Suitable for cash buyers and developers is this unusual detached home which offers great potential (Subject to planning) to demolish the current dwelling and to redevelop with new homes or to refurbish.

SOLD AS SEEN

LOCATION

In the top part of Biggin Hill towards the northern outskirts of the town, yet still accessible to the shops and amenities including a Waitrose Supermarket and Tesco Express. There is a library, swimming pool and medical practice as well as various sporting and recreational facilities.

There are schools for all ages within Biggin Hill and a choice of other state and private schools in the surrounding villages and towns.

Bus connections from the Main Road go to Hayes, Orpington and Bromley all with a wider choice of shops and stations to London, the bus service also goes to the Croydon Tram at Addington. M25 access from junction 4.

GROUND FLOOR(FRONT) FIRST FLOOR (REAR)

ENTRANCE HALL

CLOAKROOM

With a w.c.

RECEPTION ROOM

A triple aspect room with deep windows overlooking the garden and roof lights.

KITCHEN

With a single bowl double drainer stainless steel sink unit, larder and a linen cupboard with hot water cylinder

BEDROOM

With cupboards.

A narrow metal spiral stairs leads down to the ground floor (Back garden).

GROUND FLOOR (GARDEN)

HALL

BOILER ROOM

With gas boiler and plumbing for a washine machine.

RECEPTION ROOM

With full depth windows and door to the garden.

BEDROOM

With cupboards.

BEDROOM

With cupboard.

BATHROOM

With enclosed bath, w.c. and hand basin.

OUTSIDE

Double gates from Hillcrest Road open to a parking area, there is also a pedestrian gate with a path leading through the garden to the entrance.

There is an outside store and garden surrounding the property, this is mainly overgrown and requires attention.

The plot extends in total to about a third of an acre.

SERVICES

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

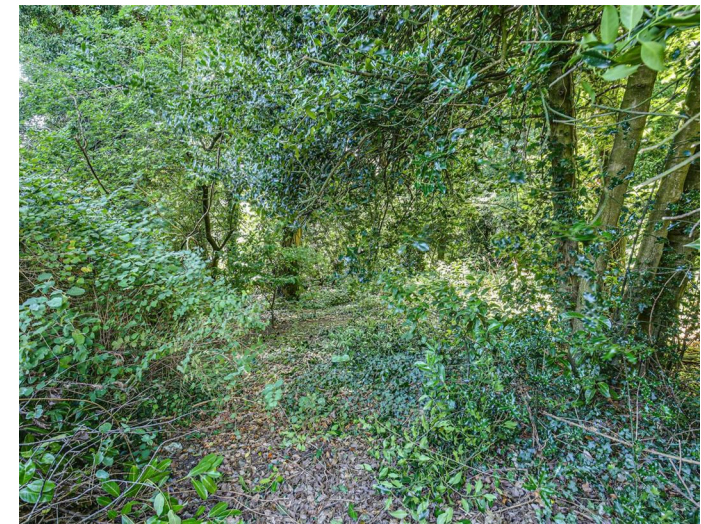
The property has its own cesspool.

COUNCIL TAX

The property is located in the London Borough of Bromley and is in council tax band "E"

DIRECTIONS

Leave Biggin Hill on the A233 towards Bromley, Hillcrest Road will be found on the left almost opposite the Black Horse Pub, which is on the right.



EPC Rating- G

Hillcrest Road, Biggin Hill, TN16

Total Floor Area: 156.2 m² ... 1682 ft²



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