





Hillcrest Road, Biggin Hill, Kent TN16 3UA

OFFERS IN EXCESS OF: £500,000 FREEHOLD

- CHAIN FREE • PEACEFUL RESIDENTIAL LOCATION
- WAITROSE - 7 MINUTE WALK & EASY ACCESS TO BUS ROUTES
- "TURN-KEY" FINISH • MODERN KITCHEN WITH INTEGRAL APPLIANCES
 - FULL BATHROOM WITH WALK-IN SHOWER
- VERSATILE ACCOMMODATION • IDEAL FOR HOME-WORKING
- PLENTIFUL DRIVEWAY PARKING & GARAGE • DOUBLE GLAZING & EPC: C

Detached bungalow occupying a quiet location within a short walk of Biggin Hill's amenities.

Presented to a high standard throughout with a modern kitchen complete with integrated appliances and contemporary full bathroom comprising a convenient walk-in shower, the property offers inherently flexible accommodation. Aside from three well-proportioned bedrooms, sitting room with focal fireplace and relaxed dining kitchen, an additional reception with direct access outside is perfect as a home office, studio/workspace, formal dining room or snug.

Externally, a paved garden to the rear provides sheltered seclusion, whilst to the front a more traditional space with level lawn and flower beds is the ideal spot to enjoy warmer weather towards the end of the day.

A single garage and two paved driveways catering for several cars, completes the profile of this versatile and well-appointed choice of home.

POINTS OF NOTE

- Entrance hall with wood effect Karndean flooring and double doors to a storage cupboard with a wall mounted Vaillant gas fired combi boiler and accompanying slatted shelving
- Superbly appointed dining kitchen with tiled flooring throughout to include a comprehensive range of oak base and wall cabinetry with attractive granite counters and upstands over, together with undercupboard lighting. Stainless steel sink with mixer tap, corner carousel cupboard and peninsular island with below space/plumbing for a washing machine and space for a tumble dryer. Integrated fridge/freezer, Neff oven/grill and accompanying fan oven, Neff electric ceramic hob with extractor over and granite splashback. Inset ceiling spots. Door to:
 - Additional reception room – presently used as a formal dining room – with access to both the front and rear gardens
 - Generously sized sitting room with a large picture window to the front and focal (open) fireplace, incorporating a stone surround and tiled mantle/hearth



- Main bedroom with sliding doors opening to the rear garden and deep fitted wardrobes to one wall providing rails and shelving
- Two further bedrooms, one double, one single, both with built-in wardrobes
- Full bathroom comprising a contemporary white suite of tiled-side Villeroy & Boch bath with mixer tap and hand shower, concealed cistern Grohe WC and walk-in shower enclosure with chrome fittings. Vanity console with marble counter and under-mounted Duravit sink/mixer tap, ladder-style heated towel rail and attractive travertine wall tiling to dado height and matching travertine tiled floor
- Inner hall with hatch to a partially boarded loft space
- The garden to the rear is paved for low maintenance, offering access to the garage (power in situ) as well as the side driveway area, accommodating two cars with ease
- To the front, the garden is mainly laid to level lawn with well-stocked surrounding flowerbeds and further off-street parking for 1-2 cars

LOCATION

Biggin Hill town centre offers a range of convenient local shops, cafés and restaurants as well as a major supermarket, library and 25m swimming pool. Local schools include Biggin Hill Primary School and Charles Darwin Secondary School. There are many additional highly regarded schools in the area both state and private. Chelsfield mainline station with trains to London Bridge, Waterloo East and Charing Cross is approximately 7.5 miles from Biggin Hill.

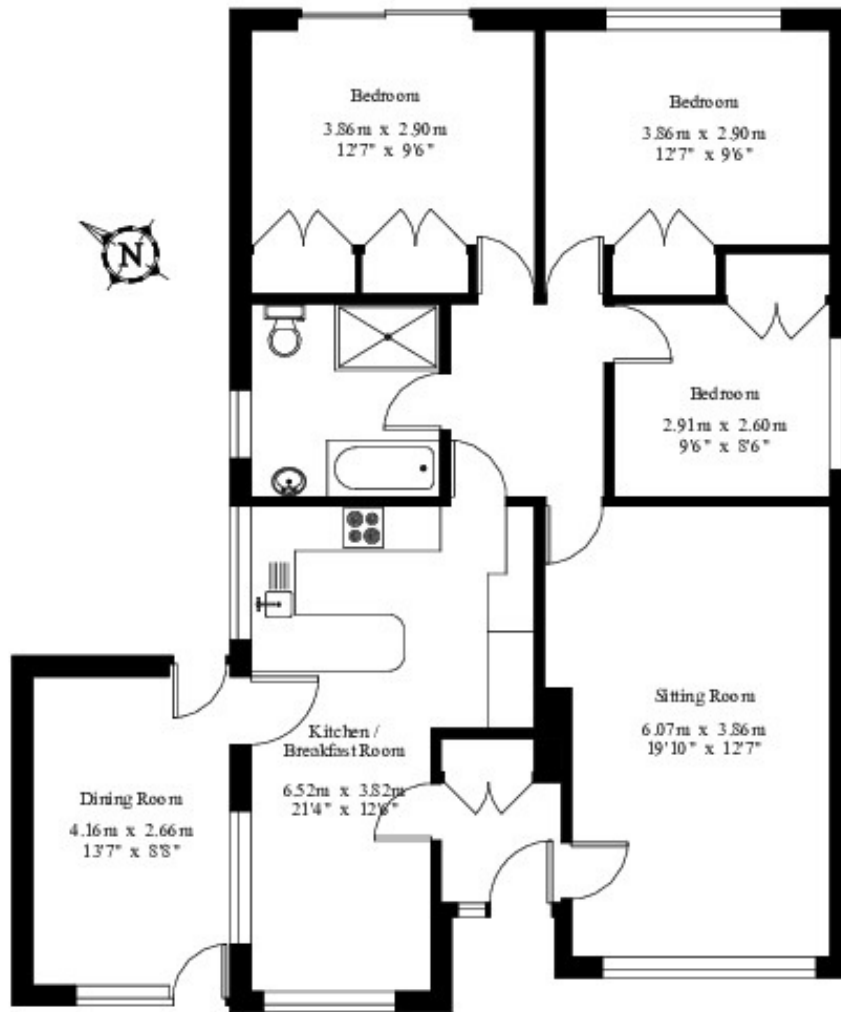
SERVICES & OUTGOINGS:

Mains electricity, gas, water & drainage
 Council Tax Band: E (London Borough Of Bromley)
 EPC: C

VIEWING

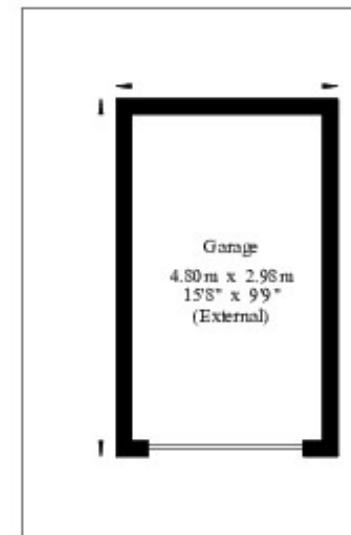
Strictly by appointment via James Millard Independent Estate Agents
 1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH
 Tel: (01959) 565756
 E-mail: westerham@jamesmillard.co.uk
 Web Site: www.jamesmillard.co.uk





Ground Floor

Gross Internal Area : 110.1 sq.m (1185 sq.ft.)



For Identification Purposes Only.

© 2023 Tregonlon (UK) Limited (01892) 614881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents.

