



ESTATE AGENT



Malan Close

Westerham, TN16 3LT

Guide price £425,000

*** GUIDE PRICE £425,000 - £435,000 ***

Situated by picturesque countryside is Malan Close, a peaceful cul-de-sac road located at the top of Biggin Hill. The property is within easy walking distance to Main Road with its shops and supermarkets as well as local schools such as Biggin Hill Primary and Charles Darwin Secondary. There are frequent Bus services to Hayes, Orpington and Bromley. Also junctions 4 and 5 to the M25 motorway are within 7.5 miles.

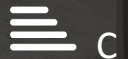
The property itself has recently been refurbished by the owners and offers modern decor, and high specification fixtures and fittings throughout. Ground floor accommodation comprises a double-aspect reception and dining room, separate shaker-style kitchen with integrated appliances. From the reception there are sliding patio doors leading to a well-maintained south facing garden with fish pond. Upstairs comprises two double bedrooms, additional single bedroom and a modern fully tiled family bathroom with walk in double shower. Externally, to the front there is off street parking and garage en-block with power and lighting. EPC Rating C.

A professional video tour can be found on our Instagram page, just follow @br.estateagent.

- Cul-de-sac location at the TOP of Biggin Hill
- 23'11" x 10'11" Lounge / Diner
- 877 ft²
- Modern kitchen with integrated appliances
- Master bedroom with fitted wardrobe
- South facing Rear Garden
- Off street parking and Garage
- Close to Main Road with local shopping facilities.
- Good choice of local schooling
- Local leisure facilities including Cherry Lodge golf course

Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.



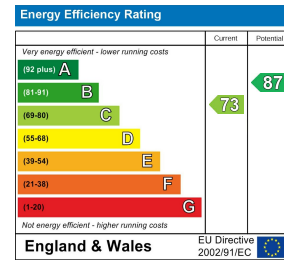
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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