

Ibbett Mosely







Kingsmead, Biggin Hill, Kent, TN16 3UE

Guide Price £400,000 Freehold

For sale free of onward chain this top of Biggin Hill two double bedroom home is in a cul de sac location a short walk of shops, the library, the swimming pool, and the recreation ground. Understood to have been built in the nineteen nineties with a later conservatory extension

- Two Double Bedrooms
- Double Glazed Conservatory
- Gas Central Heating
- Front and Back Gardens
- Shower Room
- Kitchen
- Double Glazing
- Reception Room
- Cloakroom and Entrance Hall
- Parking for Three in Tandem

GUIDE PRICE £400,000 TO £425,000 FREEHOLD
For sale with no onward chain this attractive nineteen nineties two bedroom semi-detached home with brick and tile hung elevations under a tiled roof with a more recent double glazed conservatory extension
Located on the top of Biggin Hill a short walk of shops, the library, the swimming pool, and the recreation ground.

LOCATION

Kingsmead is located towards the northern outskirts of Biggin Hill but is within walking distance of some shops and amenities including a garage with Co-op shop. There are additional shops in the main Road including a Waitrose and Tesco Express, there is a doctors surgery, library and swimming pool.
There are state schools for all ages in Biggin Hill with further state and private schools in the surrounding villages and towns as well as sporting and recreational facilities.
Bus services from the Main Road go to Hayes, Orpington and Bromley all with a wider choice of shops and stations to London, the bus services also goes to the Croydon Tramlink at Addington. M25 access from junction 4.

GROUND FLOOR

ENTRANCE HALL

With radiator.

CLOAKROOM

With w.c., hand basin, radiator and double glazed window.

RECEPTION ROOM

With two radiators, stairs to the first floor with cupboard under. Door to the conservatory.

CONSERVATORY

With tiled flooring, double glazed windows and doors to the garden.

KITCHEN

Fitted with base and wall units, single drainer single bowl stainless steel sink unit, space for

fridge/freezer, built in oven, hob and extractor. Cupboard with gas boiler, double glazed window.

FIRST FLOOR

LANDING
Hatch with fitted ladder to the loft space. Cupboard over the stairs.

BEDROOM ONE
With radiator, double glazed window and range of built in Sharps bedroom furniture.

BEDROOM TWO
With radiator, double glazed window, linen cupboard with hot water cylinder. Range of built in Sharps bedroom furniture/

SHOWER ROOM
With shower cubicle, w.c., and hand basin. Radiator, extractor fan, double glazed window, shaver socket and part tiled walls.

OUTSIDE
To the front of the house there is parking in tandem for three cars.

THE GARDENS
to the front is mainly lawn, the back garden has previously been landscaped and includes a lawn, flowering trees and shrubs, trellising, gravel/shingle path, a garden tap and side access.

SERVICES
Mains gas, water, electricity and drainage.

COUNCIL TAX
Bromley Borough Council - Band "D"

ROUTE TO VIEW
From Biggin Hill proceed on the A233 out of Biggin Hill towards Bromley, pass the swimming pool and library on the right. Kingsmead will be the next on the right,





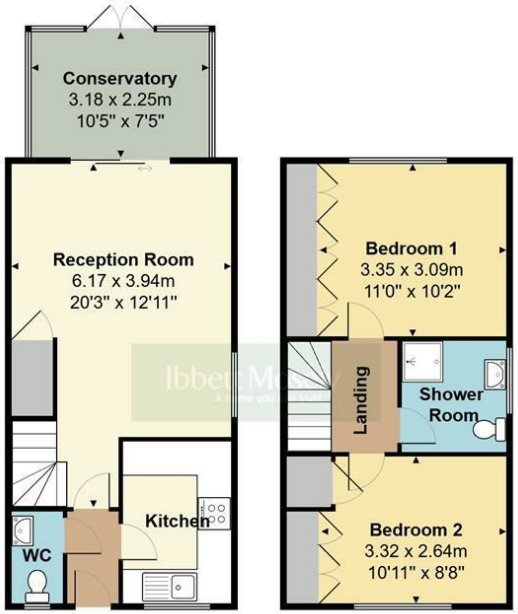




EPC Rating- D

Kingsmead, Biggin Hill, TN16

Total Floor Area: 69.8 m² ... 751 ft²



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