



Ibbett Mosely

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Lebanon Gardens, Biggin Hill, Kent, TN16 3HB

Price Range £800,000 Freehold

**A DECEPTIVELY SPACIOUS AND VERSATILE DETACHED FAMILY HOME
CONVENIENTLY POSITIONED FOR LOCAL AMENITIES, IN A NO-THROUGH ROAD,
OFFERING ANNEXE POTENTIAL AND A SEPERATE WORKSHOP/HOME OFFICE**

- 4 Bedrooms
- 3 Reception Rooms
- Kitchen/Breakfast/Dining Room
- Cloakroom
- Utility Room/Garage
- Annexe Potential with Kitchenette
- Family Bathroom & En-Suite Shower Room
- Large Workshop/Home Office
- Enclosed Level Rear Garden

*** £800,000 - £825,000 FREEHOLD ***

Positioned in the top part of Biggin Hill, this impressive newly decorated detached family home offers a perfect blend of space, comfort, and versatility. With four well-proportioned bedrooms this property is ideal for families seeking room to grow.

The house boasts three inviting reception rooms, providing ample space for relaxation and entertainment. Whether you are hosting family gatherings or enjoying quiet evenings, these areas can be tailored to suit your lifestyle. Additionally, the property features a separate home office/ workshop making it an excellent choice for those who work from home or require extra space for hobbies.

One of the standout features of this home is its potential for an annexe, offering the possibility of independent living for extended family or guests. The accommodation is deceptively spacious, ensuring that every member of the household can enjoy their own space while still being connected.

Parking should never be an issue, as the property provides ample space for several vehicles and the location is also highly convenient, within a stones throw of local bus services and nearby shops, making daily errands a breeze.

In summary, this detached house in Biggin Hill is a fantastic opportunity for families looking for a spacious and adaptable home in a friendly community. With its excellent features and prime location, it is sure to attract considerable interest. Don't miss the chance to make this wonderful property your own.

ENTRANCE PORCH

Door to enclosed porch. Front door leads to:

ENTRANCE HALL

Stairs to first floor.

CLOAKROOM

W.c, hand basin. Hatch access to cellar (not inspected).

KITCHEN/BREAKFAST/DINING ROOM

Fitted with a range of wall & base units, twin sink, 5 ring-hob with extractor over, double oven, space for appliances. Opening to family area (also approached separately from the entrance hall). Dining area with doors leading to outside and:

UTILITY ROOM

Partitioned from the original internal garage, door to garage storage area.

RECEPTION ROOM

Currently used as a beauty room.

LOUNGE

Gas effect fire, projector & electric cinema screen, sliding doors to patio area, door to:

ANNEXE POTENTIAL

Approached from the main part of the house and also independently this comprises:

Front door to LOUNGE leading to the KITCHEN fitted with wall and base units, oven, sink and space for fridge. Door from lounge to BEDROOM with EN-SUITE SHOWER ROOM fitted with shower cubicle, hand basin and w.c.

FIRST FLOOR

LANDING

MAIN BEDROOM with DRESSING ROOM

With built-in wardrobe/eaves storage, door leads into the DRESSING ROOM offering eaves storage and a Velux window (potential to convert to an en-suite subject to any necessary consents required).

BEDROOM

Eaves storage.

BEDROOM

Dual aspect, built-in wardrobes.

FAMILY BATHROOM

Fully tiled and fitted out with enclosed jacuzzi bath & rainfall shower over, w.c, bidet and hand basin.

OUTSIDE

To the FRONT there is plenty of driveway parking. The drive leads down to a LARGE BARN STYLE WORKSHOP (9metres x 4.6 metres) currently used as a HOME OFFICE with CLOAKROOM. The enclosed REAR GARDEN comprises of a decked area and level lawns with a former hot tub now lined and used as a water feature.

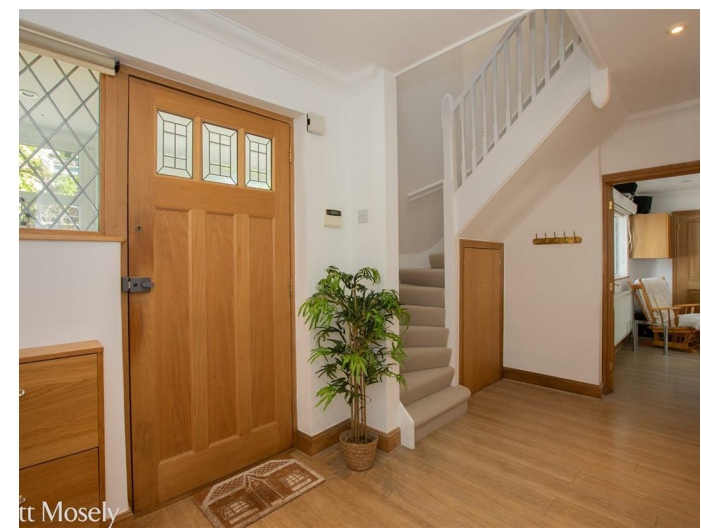
DIRECTIONS

From the traffic lights on Main Road (direction of Bromley), turn left onto Lebanon Gardens. Where the road starts to bear right into Stock Hill, continue straight to remain on Lebanon Gardens. At the crossroad proceed straight ahead and the property will be located on the right hand side.

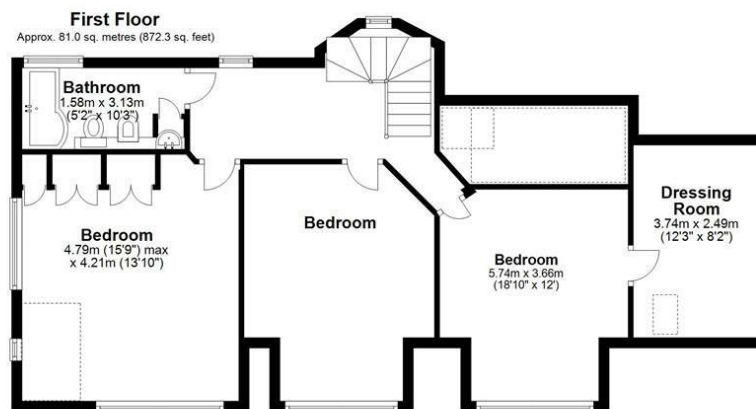
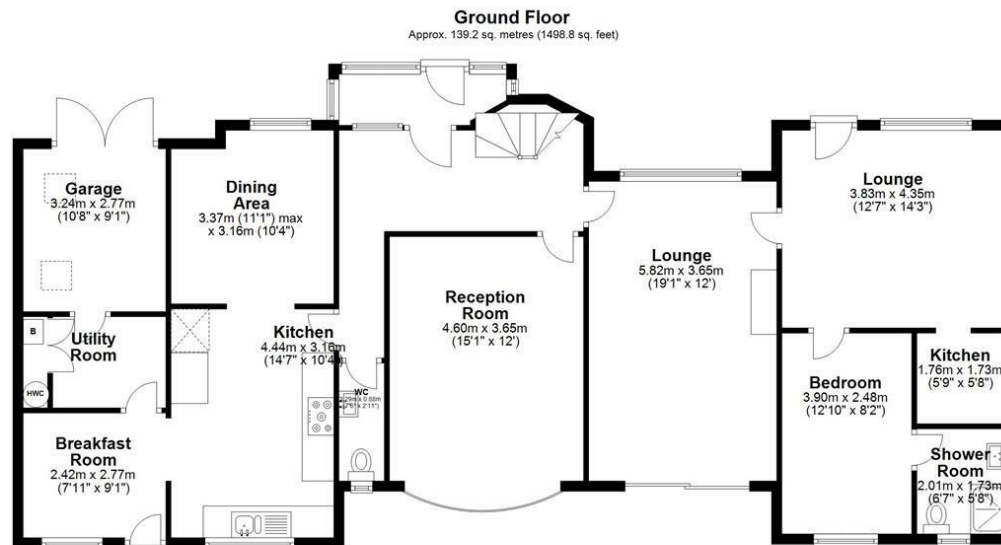
SERVICES

All mains services are connected.

Council Tax Band - F, London Borough of Bromley.



EPC Rating- D



Total area: approx. 220.3 sq. metres (2371.1 sq. feet)

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