



GUIDE PRICE

£425,000

Magnolia Drive

Westerham, TN16 3SJ

PROPERTY SUMMARY

** GUIDE PRICE £425,000 -£450,000 Offered to the market CHAIN FREE this extended 2 bedroom semi-detached bungalow is located at the top of Biggin Hill giving easier access to shops and transport. The property features both a garage en-bloc and off street parking to the front. Accommodation comprises; porch, hallway, cloakroom, lounge leading to dining room, kitchen with a utility area. The West facing garden is easily manageable with a gate leading to a garage en-bloc.

Biggin Hill is surrounded by greenbelt countryside. The high street has a number of restaurants and shops which include a Waitrose and a Tesco's select. Nearby towns of Orpington and Bromley have a much larger array of shopping and leisure facilities, plus fast trains to London. Located within 7.5 mile radius and junctions 4 and 5 to the M25.

2



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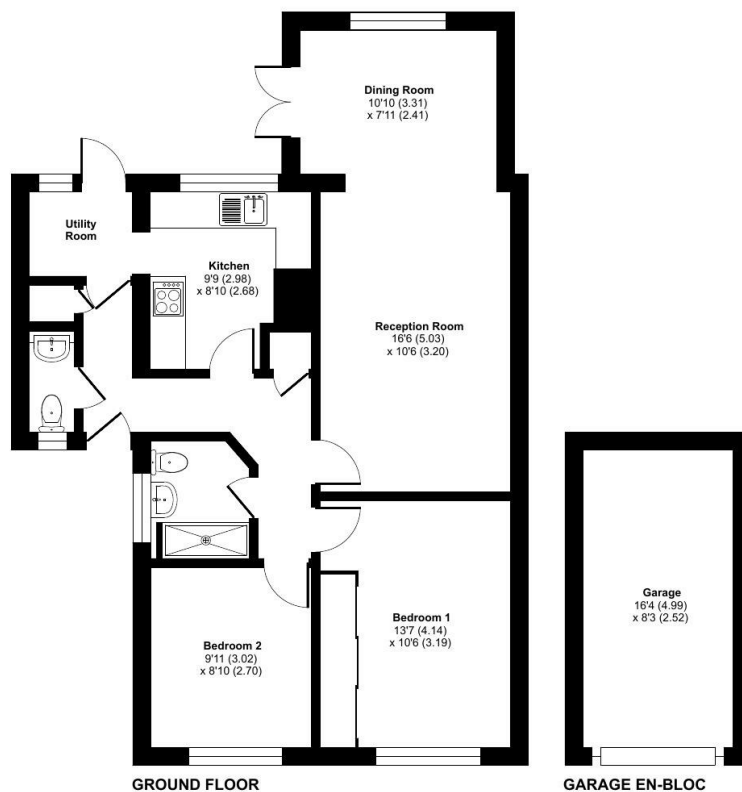
Magnolia Drive, Biggin Hill, Westerham, TN16

Approximate Area = 791 sq ft / 73.4 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 926 sq ft / 85.9 sq m

For identification only - Not to scale



GROUND FLOOR

GARAGE EN-BLOC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Withers & Curling. REF: 1487931

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LOCAL AUTHORITY

London borough of Bromley

TENURE

Freehold

EPC RATING

D

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

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