Ibbett Mosely

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Lillie Road, Biggin Hill, TN16 3QG

Price Range £500,000 Freehold

A deceptively spacious three bedroom family home with two reception rooms, conservatory and studio/home office.
There is single garage and off road parking for at least five additional cars, the garden is low maintenance.

- Three Bedrooms
- Dining Room
- Studio/Home Office
- Garage, Parking and Low Maintenance Garden
- Bathroom
- Conservatory
- Gas Central Heating
- Living Room
- Kitchen
- Double Glazing

Price Range £500,000 - £525,000
A spacious three bedroom semi-detached family home extending to about 1297 sq ft including the studio and garage, with separate living room, dining room, conservatory and studio/home office.
The property also has a single garage and off road parking for at least five additional cars, there are low maintenance gardens.
Close to open countryside and accessible to shops the property is well presented and comes highly recommended.

LOCATION

There are a number of local shops within walking distance and the Main Road with a selection of shops, a Waitrose and Tesco Express is about a mile away, there is a library, swimming pool, doctors surgery and pharmacy, dentist, opticians and post office.
There are schools for all ages within the town as well as sporting and recreational facilities.
Bus stops are a short walk with buses to Bromley (320) and Orpington (R2) for a wider choice of utilities, shopping, leisure and entertainment facilities, and train stations to London. There are also buses to Hayes and New Addington for the tram link connections to Croydon.

Connections to London:
* Bromley South to Victoria, Clapham Junction, Blackfriars, Elephant & Castle, Thameslink and Southeastern.
* Hayes to London Bridge and Southeastern.
* Orpington to Charring Cross and Southeastern.
* Lewisham DLR to Canary Wharf.
* M25 access from junction 4 at Orpington.

THE ACCOMMODATION

Arranged over two floors and comprising:

GROUND FLOOR

Entrance hall, cloakroom, living room with log burner, dining room, conservatory and kitchen.

FIRST FLOOR

Landing, three bedrooms all with fitted cupboards and bathroom.

OUTSIDE
Single garage with parking to the front. There is also off road parking to the front of the house for several more cars.

STUDIO/HOME OFFICE
Situated in the back garden, ideal as a home office with log burning stove.

THE GARDEN
There are low maintenance gardens to the front and back of the house,

SERVICES
Mains gas, water, electricity and drainage.
Gas central heating.
Double glazing.

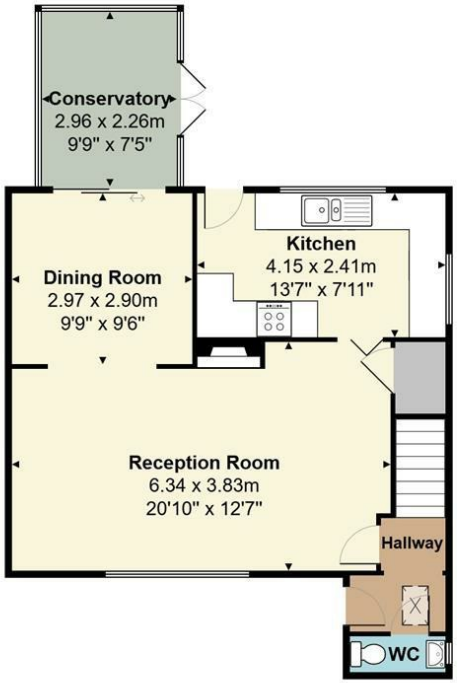
COUNCIL TAX
Bromley Borough Council, Band "E"

ROUTE TO VIEW
From the traffic lights on the Main Road turn into Lebanon Gardens, follow the road around into Stock Hill and then take the first left into Pole Steeple Hill. Towards the bottom of the hill pass The Grove on your left and then Ricketts Hill Road. Pass the small parade of shops on the right and Lillie Road will then be on the right.

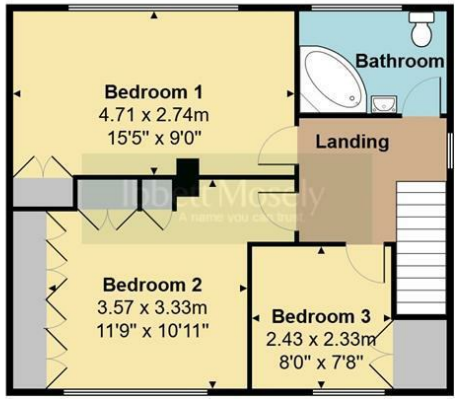
EPC Rating- C

Lillie Road, Biggin Hill, TN16

Total Floor Area: 120.5 m² ... 1297 ft²



Ground Floor
Total Floor Area 55.5 m² ... 597 ft²



1st Floor
Total Floor Area 45.9 m² ... 494 ft²

Outbuilding
Total Floor Area 6.1 m² ... 66 ft²

Outbuilding
Total Floor Area 13.1 m² ... 141 ft²

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

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