



ASKING PRICE

**£475,000**

**Kings Road**

Biggin Hill, TN16 3XU

## PROPERTY SUMMARY

This good size three bedroom semi detached family home is conveniently situated for local amenities, shops, restaurants and close to the highly regarded Oaklands primary school, as well as Waitrose and Tesco supermarket. Bus routes are close by with links into Bromley. There is a rear garden with side access along with garage to front with ample parking. EPC - D

COUNCIL TAX - E  
Construction -  
Mains Services -  
Heating System -  
Broadband -  
Mobile coverage -  
Restrictive covenants -

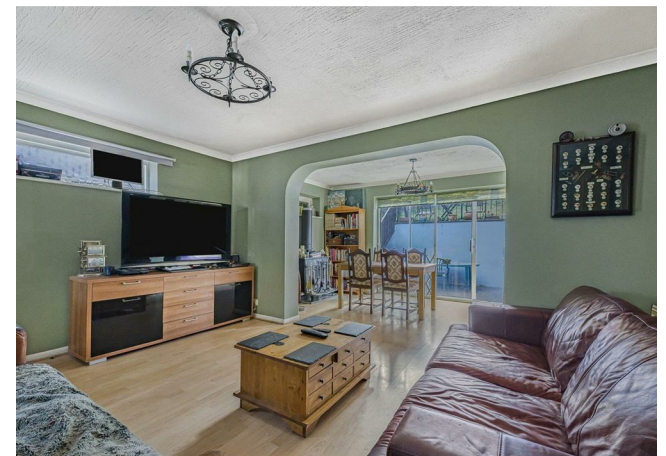
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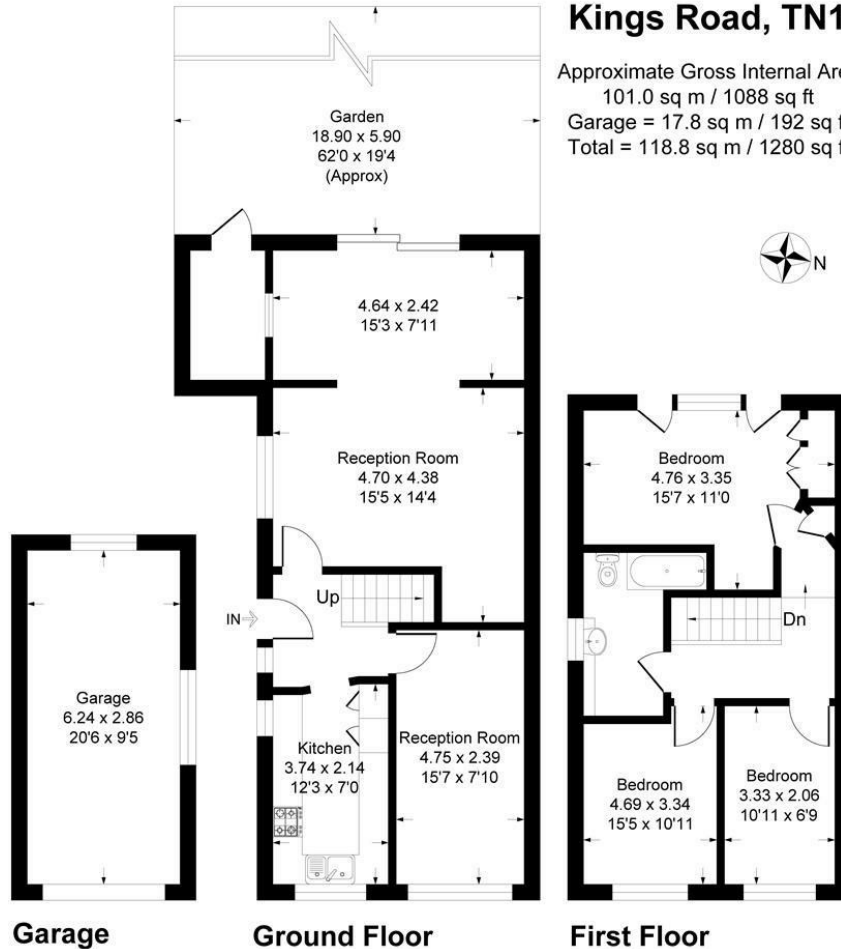
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## Kings Road, TN16

Approximate Gross Internal Area  
 101.0 sq m / 1088 sq ft  
 Garage = 17.8 sq m / 192 sq ft  
 Total = 118.8 sq m / 1280 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced By Planpix

### LOCAL AUTHORITY

Bromley

### TENURE

Freehold

### EPC RATING

C

### COUNCIL TAX BAND

E

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

### OFFICE ADDRESS

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### OFFICE DETAILS

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