Ibbett Mosely

Norheads Lane, Biggin Hill, Kent, TN16 3XT

Guide Price £585,000 Freehold

WITH A SOUTH FACING LANDSCAPED GARDEN & SOLAR PANELS FOR HOT WATER, AN INTERNAL INSPECTION OF THIS BEAUTIFULLY PRESENTED SEMI-DETACHED FOUR BEDROOM FAMILY HOME COMES HIGHLY RECOMMENDED. SITUATED IN A CONVENIENT LOCATION FOR SCHOOLS, SHOPS AND OPEN COUNTRYSIDE, THE ACCOMMODATION EXTENDS IN TOTAL TO OVER 1,600 SQ FT, OVER THREE FLOORS. NO ONWARD CHAIN

- Four Bedrooms
- Lounge
- Cloakroom
- Landscaped Rear Garden
- Two En-Suite Bath/Shower Rooms
- Dining Room
- Garage with Electric Charging Point
- Family Bathroom
- Kitchen/Breakfast Room
- Off Road Parking

Offered for sale with a South facing landscaped garden and with vacant possession, this beautifully presented four bedroom semi-detached family home comes with solar panels for the hot water, two en-suite bath/shower rooms, a family bathroom, 2 reception rooms, fitted kitchen/ breakfast room, garage, off road parking and must be seen to be appreciated.
The property extends to in excess of 1.600sq ft of accommodation, over three floors, and has the benefit of the balance of a 10 year NHBC warranty from 2017.

LOCATION

Biggin Hill is surrounded by Green Belt Land and is within the London Borough of Bromley.
The property is located in the valley close to local shops and Oakwood Primary School. The Main Road shops are under half a mile away where there is a Waitrose and Tesco Express as well as many other established independent shops and facilities, including a leisure centre and library.
There are schools for all ages in Biggin Hill and a choice of other state and independent schools in the surrounding villages and towns.
There are bus connections from Biggin Hill to Hayes, Orpington and Bromley all with main line stations to London, the bus also goes to the Croydon Tram Link at Addington.
The M25 can be accessed at junction 4 and provides access to other motorway networks, the Dartford River Crossing, Bluewater Shopping Centre, the Channel Tunnel, the South Coast and Gatwick and Heathrow Airports. For the European business traveller there is also London Biggin Hill Airport.

GROUND FLOOR

RECESSED ENTRANCE PORCH

With a double glazed door to the entrance hall.

ENTRANCE HALL

With cupboard under the stairs and wood effect flooring.

CLOAKROOM

With W.C and hand basin. Part tiled walls and tiled flooring.

LOUNGE

With wood effect flooring and open to the dining room.

DINING ROOM

With wood effect flooring, double glazed doors to the decking and garden and lantern style roof light.

KITCHEN/BREAKFAST ROOM
Comprehensively fitted with a range of base and wall units, built in integrated Neff appliances including electric double oven, gas hob, stainless steel extractor with splash back, dishwasher, fridge/freezer and washer/dryer. There is space for a table and chairs.

FIRST FLOOR

LANDING
Linen cupboard with controls for the solar panels.

PRINCIPAL BEDROOM
With a range of fitted wardrobe cupboards to one wall.

EN-SUITE BATHROOM
With enclosed bath, separate shower cubicle, W.C. and hand basin. Part tiled walls and tiled flooring.

BEDROOM 4
With fitted wardrobe cupboards to one wall.

BATHROOM
With enclosed bath, W.C. and hand basin. Part tiled walls and tiled flooring.

SECOND FLOOR

LANDING

BEDROOM 2
With a part sloping ceiling and double glazed skylight window.

EN-SUITE SHOWER ROOM
With shower cubicle, W.C, and hand basin. Part tiled walls and tiled flooring.

BEDROOM 3
With a part sloping ceiling.

OUTSIDE

GARAGE
Attached single garage with electric roller shutter door, door from the garden, light and power and electric car charging point.
To the front of the garage there is space for two vehicles to park in tandem.

THE GARDEN
The private garden to the back of the house has been landscaped and includes a raised deck with balustrade immediately outside of the dining room, there are steps down from the deck to a lower area which has been paved with two lawns and surrounding plant and shrub borders with brick edging.

SERVICES
Mains gas, water, electricity and drainage are connected. There are solar panels for the hot water.

COUNCIL TAX
The property is located in the London Borough of Bromley and the property is in council tax band " E "

ROUTE TO VIEW
From the Main Road in Biggin Hill turn into Lebanon Gardens at the main set of traffic lights. Follow the road to the right into Stock Hill. At the bottom of the hill continue straight on at the roundabout into Norheads Lane, the property will be on the left.

EPC Rating- B

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