Ibbett Mosely

Berrys Green Road, Berrys Green, Westerham, TN16 3EZ

Asking Price £175,000 Leasehold

A nicely presented two bedroom detached Park Home with gas central heating, double glazing and allocated parking space.
The development is situated about two miles from Biggin Hill and there is no age restriction regarding occupation.

- Two Bedrooms
- Kitchen
- Allocated parking Space
- Bathroom
- Gas Central Heating
- Garden
- Reception Room
- Double Glazing

A spacious detached two bedroom park home located within a well maintained family owned site in a semi rural location with lovely woodland views and designated play areas.
The property has an allocated parking space, gas central heating and double glazing.
There are no age restrictions regarding occupation and a cat would be allowed (Dogs are not permitted in this home under the terms of the park home estate rules).

LOCATION

The Restavon Park is located about two miles from Biggin Hill where you will find a selection of shops, a Waitrose Supermarket, a Tesco Express, a library and leisure centre with swimming pool. There are schools for all ages in Biggin Hill with a wider choice of state and private schools in the nearby villages and towns, there are also sporting and recreational facilities in the area.
Bus connections from Biggin Hill to the Croydon Tram Link and to Orpington, Hayes and Bromley all with a wider choice of shops and stations to London. M25 access from Junction four.

KITCHEN

With double glazed entrance door. Fitted with a range of base and wall units, single drainer single bowl sink unit, built in cooker and extractor hood, plumbing for washing machine, extractor fan, space for fridge freezer and cupboard with Worcester gas boiler for central heating and hot water. Door to the inner hall.

INNER HALL

With wood effect flooring. cloak cupboard and hatch to loft area.

RECEPTION ROOM

An L-Shaped triple aspect double glazed room with patio doors to the garden. Radiators and corner fireplace with fitted gas fire.

BEDROOM ONE

With radiator, double glazed window, wardrobe cupboard, fitted chest of drawers and wall cupboard and shelving.

BEDROOM TWO
With radiator, double glazed window, wood effect flooring and high level cupboards.

BATHROOM
With enclosed bath with separate shower over and shower screen. W>C>, and hand basin with cupboard under. Heated ladder style towel rail, double glazed window, part tiled walls, extractor fan, medicine cabinet, wall shelves and wood effect flooring.

OUTSIDE

PARKING
There is an allocated parking space - Number 59

THE GARDEN
Surrounding the property with a variety of trees and shrubs, law, patio and garden shed.

PARK HOME ESTATE RULES
A copy of the Park Home Estate Rules are available from Ibbett Mosely.

PETS
1. One cat only per home is permitted.
2. Under the Park Home Estate Rules a dog is not permitted

PITCH FEES
These are currently charged at £234.75 per month and include water supply charges and parking.

SERVICES & COUNCIL TAX
Mains gas, water, electricity and drainage.
Bromley Borough Council - Band "A".

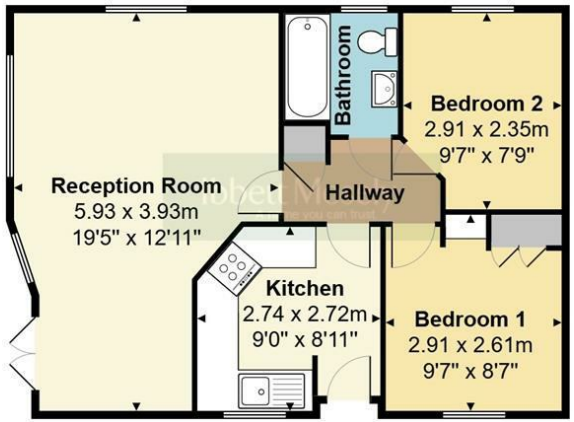
NOTES
1. If you purchase the Park Home you will be required to deduct an amount equivalent to 10% from the agreed sale price and pay this amount directly to the site owner's bank account following completion of the sale.
2. The property is Leasehold in perpetuity, often advertised as "Regulated leasehold".

ROUTE TO VIEW
Leave Biggin Hill on the Main Road towards Bromley, pass the Black Horse Pub on the right and then turn right into Jail Lane. Continue down Jail Lane, pass the Charles Darwin Academy and Cudham C of E Primary School. Turn right soon after into Berrys Hill and then first right into Berrys Green Road. Restavon Park will be found on the left.

EPC Rating-

St John's Close, Restavon Park, Berrys Green Road, Westerham, TN16

Total Floor Area: 46.8 m² ... 504 ft²



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

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