



Biggin Hill TN16  
£365,000

**jdm**  
ESTATE AGENTS

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**Description:**

This four bedroom, semi-detached house in a cul-de-sac offers surprisingly flexible accommodation which is difficult to appreciate without a viewing.

The rooms are arranged on split levels. There is an entrance hall leading to the living room which has views onto mature trees at the rear of the property. The kitchen is fitted with a range of medium oak unit and has a four ring AEG gas hob with hood over and matching double oven. There is a dishwasher and integrated fridge/freezer. Patio doors lead from the kitchen to the rear garden with the dining area on a raised level. There is a separate utility room.

Bedroom one has fitted wardrobes with matching bedside units, chest of drawers and lockers over the bed. There is an en-suite shower room with wash basin and WC. Bedroom two has fitted wardrobes and bedroom four is currently used as a study. The family bathroom has a three piece suite.

There is a single garage with power and light. The driveway to the front provides off road parking for one car. The rear garden allows for easy maintenance but is also ideal for summer barbeques and is equipped with outside power sockets and lighting. There is a side access with steps leading up to street level.

Biggin Hill has many amenities not least the recently built library and swimming pool complex. There is a good selection of shops and a supermarket. Biggin Hill has an infant and junior school and the Charles Darwin School. The picturesque town of Westerham is approximately three and a half miles away. There are bus links to Bromley and Westerham from the town centre.

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**Directions:** Follow Main Road, Biggin Hill (A233) past the Library/ Swimming Pool and turn right right at the traffic lights into Lebanon Gardens. Follow the road round to the right into Stock Hill, continue to the roundabout. Take the first exit into Sunningvale Ave and continue along, the road bends to the left and at the junction turn left into Pole Steeple Hill and first left into Steeple Heights Drive.

**Tenure:** Freehold

**Council Tax Band:** E

**Local Authority:** London Borough of Bromley

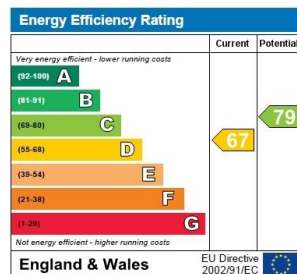
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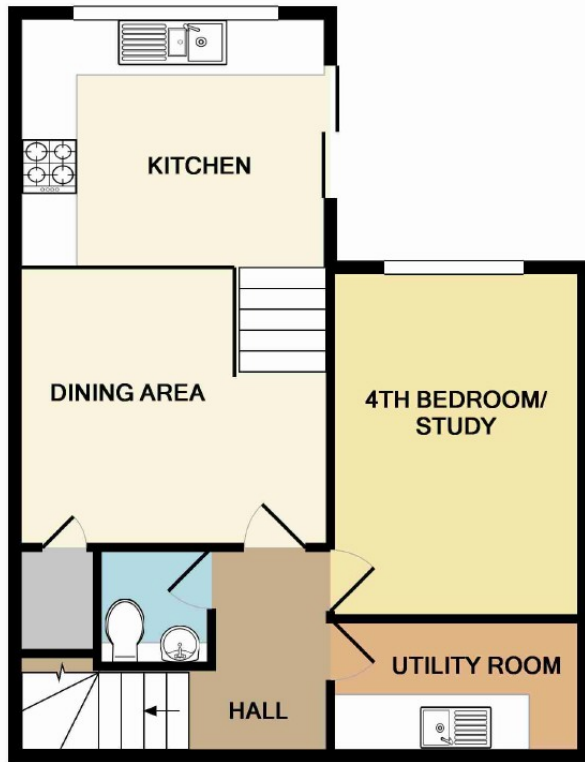
**Room Dimensions:**

Reception Hall	
Living Room	19'1 x 11'4
Study/Bedroom Four	12'7 x 8'10
Cloakroom	
Split Level Kitchen/Diner	
Dining Area	11'4 x 10' overall
Kitchen Area	11'4 x 8'10
Utility Room	9' x 4'7
First Floor	
Bedroom One	12'6 x 11'5 to rear of wardrobes
En-suite Shower Room	
Bedroom Two	9'2 to rear of wardrobes x 8'2
Bedroom Three	9' x 6'9 + threshold
Bathroom	
Outside	
Garage	17'5 x 9'
Garden	28'6 reducing to 18' x 25'6

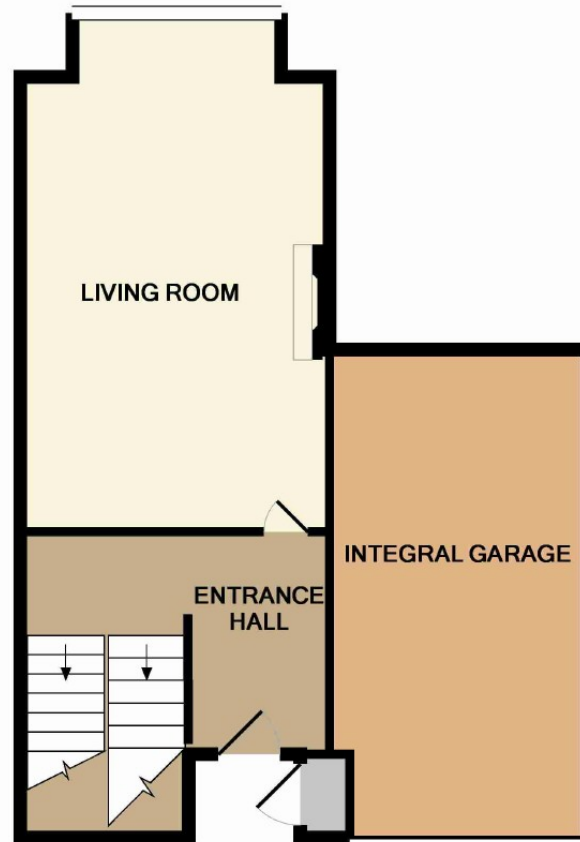


Please contact the branch for a complete copy of the EPC document

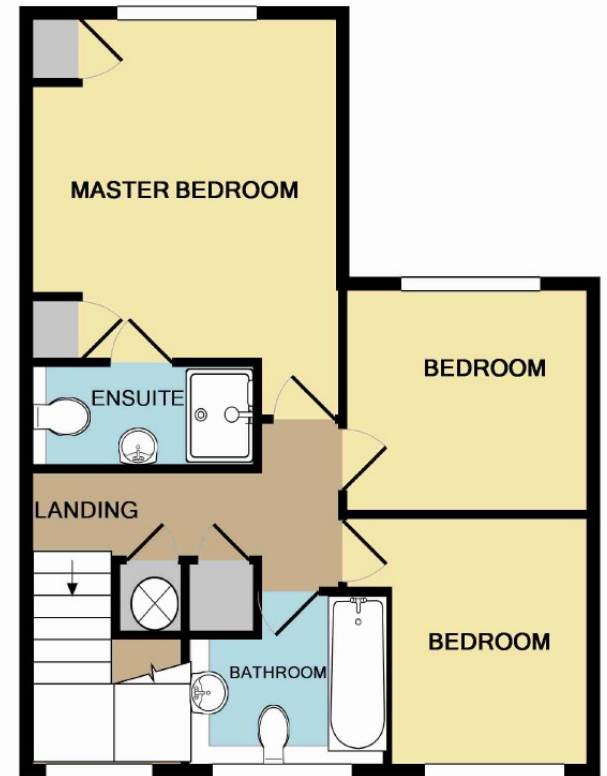




LOWER GROUND  
APPROX. FLOOR  
AREA 461 SQ.FT.  
(42.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 469 SQ.FT.  
(43.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1395 SQ.FT. (129.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**IMPORTANT NOTICE**

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

**jdm Locksbottom**

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