



ASKING PRICE

**£475,000**

**Sunningvale Avenue**

Biggin Hill, TN16 3TS



## PROPERTY SUMMARY

A beautifully presented detached bungalow set on this mature plot, with a generous rear garden, off street parking and a double garage, with the possibility of converting to a gym/home office etc ( subject to consent). The property benefits from double glazing, gas central heating, sunny east facing patio and lawned garden and a generous driveway. Biggin Hill is popular with people looking to move out of London for a quieter life, while still enjoying easy access to the capital. There are a number of 'outstanding' and 'good' rated schools in the area, including Fairchildes Primary, Downe Primary and Charles Darwin School. EPC: D

Freehold

COUNCIL TAX - D

Construction - Traditional

Mains Services - Gas, Electricity, Sewerage and metered Water supply

Heating System - Gas radiators

Broadband – Sky Fibre Optic Ultrafast Broadband

Mobile coverage - Good outdoors and indoors

Restrictive covenants – No

3



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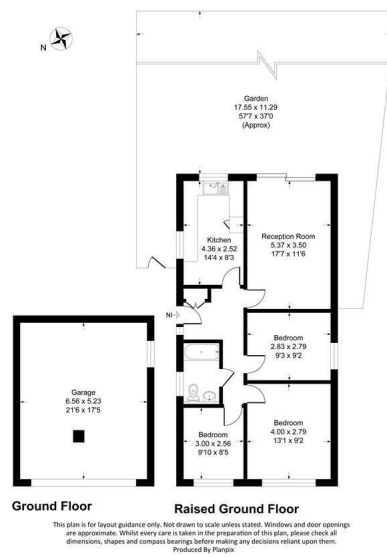






### Sunningvale Avenue, TN16

Approximate Gross Internal Area  
77.1 sq m / 830 sq ft  
Garage = 34.8 sq m / 376 sq ft  
Total = 111.9 sq m / 1206 sq ft



3

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**EPC RATING: D    COUNCIL TAX BAND: D**

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

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