



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

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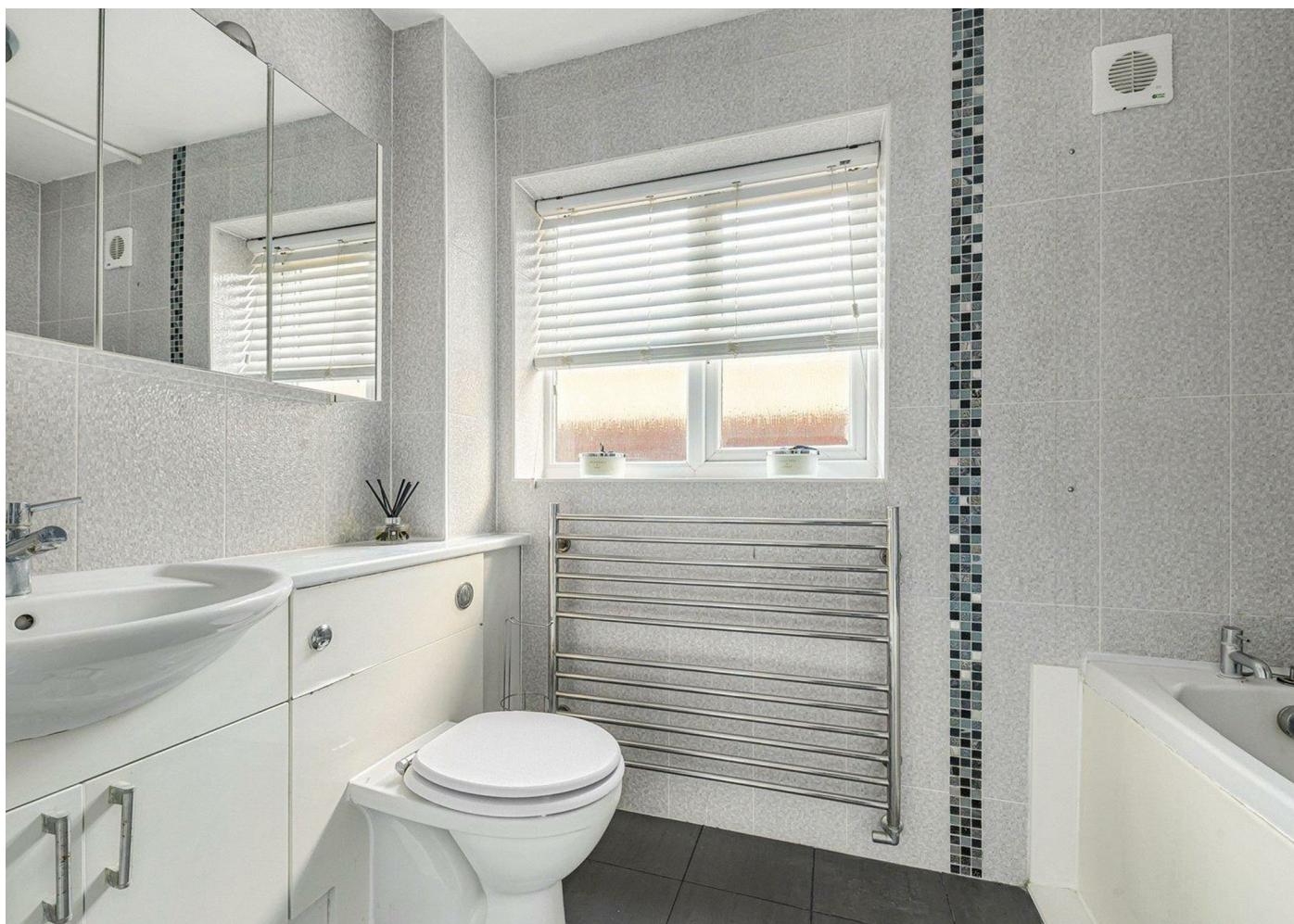


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Sunningvale Avenue, TN16

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



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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		65
(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

OFFICE ADDRESS
 1&2 The Grange
 Westerham
 Kent
 TN16 7AH

OFFICE DETAILS
 01959 587 460
infowh@sinclairhammelton.com