



## Moselle Road, Biggin Hill

Beautifully Presented Three/Four Bedroom Semi Detached House | Popular Residential Location | Versatile Extended Accommodation with Modern Interiors | One/Two Bright and Spacious Reception Rooms | Sunny Conservatory Overlooking Garden | Well Equipped Kitchen | First Floor Bathroom and Ground Floor WC | Attractive Private Garden | Off Street Parking | Easy Access Transport Links, Schools and Amenities

Asking Price: **£575,000**

**KW ADVANTAGE**  
KELLERVILLIAMS

# Moselle Road, Biggin Hill

## DESCRIPTION

Ideally situated in a popular residential road close to shops, schools and amenities, this beautifully presented three/four bedroom semi detached house with attractive private garden and off street parking. The property has been usefully extended and well appointed by the current owners, offering bright and spacious, versatile accommodation over two floors, with stylish interiors and high quality finish throughout. Features include one/two inviting reception rooms, separate well equipped kitchen, sunny conservatory, first floor bathroom, ground floor guest WC, gas central heating double glazing, quality floor coverings and ample inbuilt storage.

Accommodation comprises entrance hall opening into the light and spacious reception room with ample space for relaxing and entertaining, and door leading out onto the conservatory. A further bedroom/reception/family room enjoys quiet rear aspect over the garden. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. A useful guest WC completes the ground floor accommodation. To the first floor, there are three well proportioned bedrooms, plus a family bathroom with white three piece suite.

The property is superbly located close to Biggin Hill's variety of shops and amenities, including a Waitrose supermarket. The larger nearby towns of Orpington and Bromley offer a further larger array of shops, bars and restaurants, as well as mainline railway stations providing links to Central London. The area is also well served by excellent local schools and lovely open spaces.

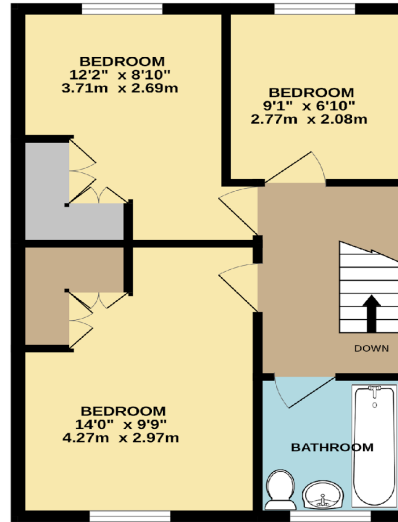
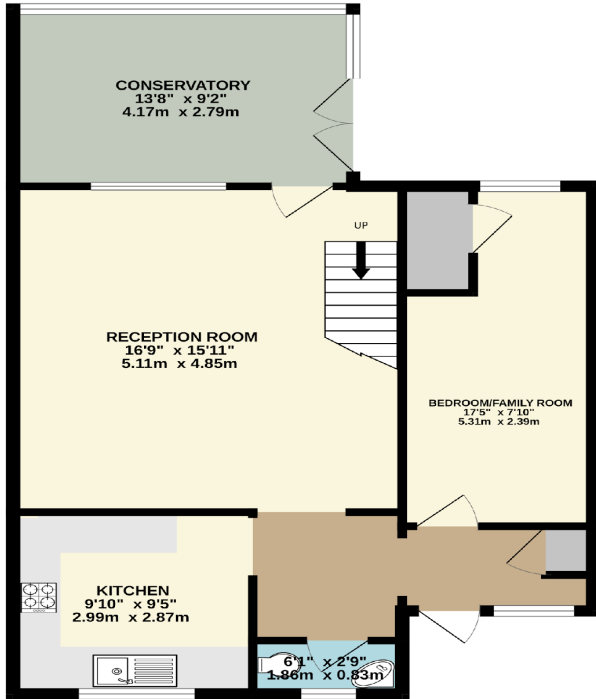
Viewings are highly recommended.





GROUND FLOOR

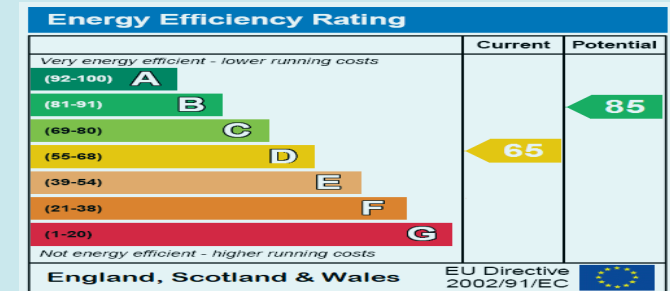
1ST FLOOR



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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