



62 Melody Road, Biggin Hill, Westerham, Kent, TN16 3PJ

Howard
Cundey

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Howard Cundey are pleased to offer this well presented 3/4 bedroom semi detached family home located on a popular residential road in Biggin Hill. Close to local transport links.

- 3/4 bedroom semi detached home
- Open Plan Lounge Diner
- All double bedrooms
- Fully fitted kitchen
- Separate WC
- Double Glazing
- GCH
- Front drive for 2 cars
- Popular residential road



OIEO £350,000



DESCRIPTION

Howard Cudey are pleased to offer this well presented 3/4 bedroom semi detached family home located on a popular residential road in Biggin Hill, close to local transport links into Biggin Hill Town, Bromley and Orpington centres.

The accommodation, to the entrance level, comprises of 3 double bedrooms and spacious shower room.

Follow the staircase down to the lower ground floor to the open plan lounge diner with patio doors onto the garden. The property offers some versatility with a second reception or bedroom 4, there is also a separate WC, and Kitchen with door to sideway giving access to both rear and front gardens.

The easy maintenance rear garden is mainly paved, while the front garden has a sloping lawn and steps down to a paved patio area with space for a table and chairs. The driveway to front provides parking for 2 cars.

ROUTE TO VIEW

From our Biggin Hill office at 128 Main Road (A233) turn left at the traffic lights into Lebanona Gardens and bear right down Stock Hill. At the roundabout turn left into Sunningvale Avenue. Take the second right into Rosehill Road. At the end of the road turn left into Kings Road. Follow the road along for a distance and turn left into Spring Gardens. At the top of the hill turn right into Melody Road. The property can be found a distance along on the right hand side.

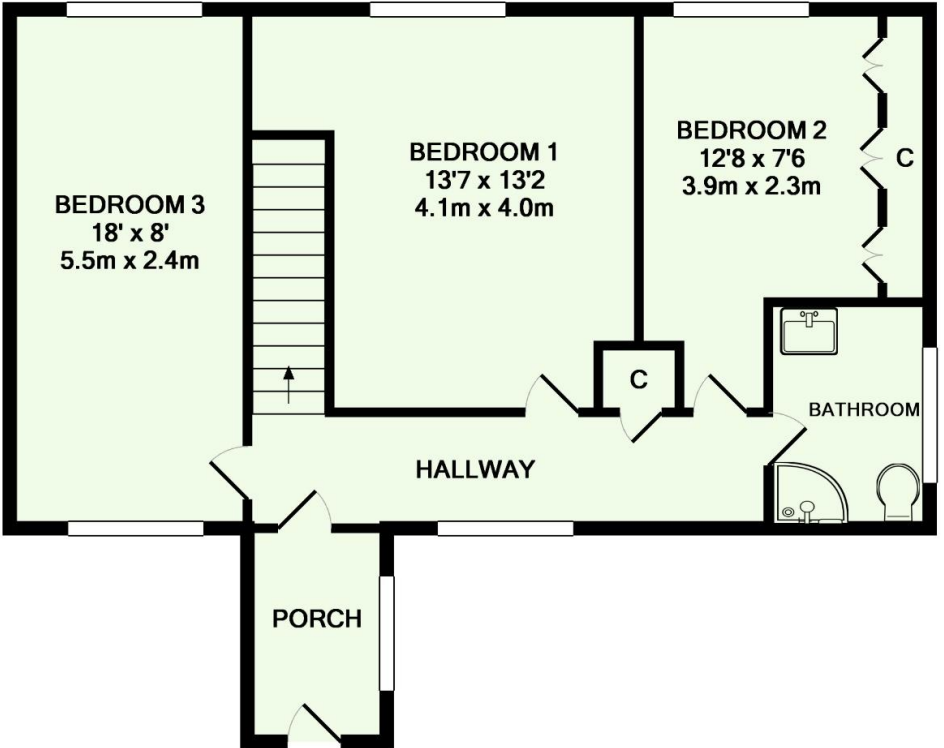
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The full EPC is available on request.

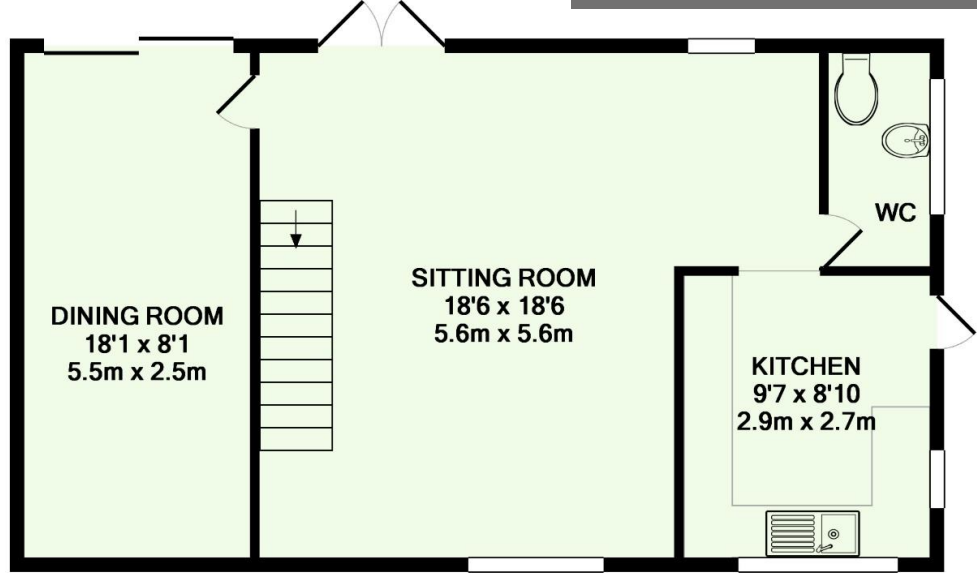
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SKETCH ROOM LAYOUTS - FOR IDENTIFICATION ONLY - Measurements and location of rooms, windows, doors etc is approximate and should not be relied upon - © Howard Cundey



UPPER FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.3 SQ.M.)



LOWER FLOOR
APPROX. FLOOR
AREA 550 SQ.FT.
(51.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1135 SQ.FT. (105.4 SQ.M.)

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howardcundey.com

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