



34a Victoria Gardens

Westerham, Kent, TN16 3DJ

GREENLEAF are delighted to introduce this impressive four/five bedroom detached house for sale, in a sought-after residential location within Biggin Hill, Westerham. Set over three floors, with a garage and off road parking for four cars, this versatile family home boasts stunning and substantial established gardens, a large patio with countryside views, four/five bedrooms, utility room, great size lounge/diner, and potential to extend to the rear subject to planning. Whilst the property has been much loved and cared for by the current owners for many years and offers comfortable accommodation throughout, the opportunity exists to update and modernise at the new owners discretion. The layout briefly consists of: Hallway giving access to kitchen, WC, stairs up to first floor, and lounge/diner with stairs down to bedroom five/office; first floor landing gives access to four bedrooms, family bathroom, airing cupboard and loft.

Whilst enjoying a semi-rural position with rolling countryside views, Biggin Hill offers a good selection of shops, restaurants, pubs and amenities, including a swimming pool and library, quality schools, and Hayes and Bromley train stations to London are a short drive away. Road links to M20/M25/A21/A20 are all conveniently close by also. We recommend viewing at your earliest convenience to avoid disappointment.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide only, and are not precise. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Price Guide £499,995

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- DETACHED HOUSE OVER THREE FLOORS
- GARAGE AND AMPLE OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS, SHOPS, SWIMMING POOL, AND ALL LOCAL AMENITIES
- POTENTIAL TO UPDATE AND EXTEND SUBJECT TO PLANNING
- FOUR/FIVE BEDROOMS
- GOOD SIZE GARDENS
- SHORT DRIVE TO BROMLEY AND HAYES STATIONS TO LONDON
- OFFICE POTENTIAL
- IMPRESSIVE RAISED PATIO TO REAR OF PROPERTY
- FAR REACHING COUNTRYSIDE VIEWS TO REAR

Hallway

18'10" x 6'10" (5.75m x 2.1m)

Spacious hallway giving access to lounge/diner, WC, kitchen, and stairs up to first floor. Neutral carpet and decor.

Lounge/Diner

30'2" x 13'5" (9.2m x 4.1m)

Great size room, lounge area to front of house with feature stone fireplace and built-in shelving, large window overlooking front garden, dining area to rear with doors out to patio/balcony, serving hatch through to kitchen, and stairs down to bedroom five/office. Neutral decor and carpet throughout.

Kitchen

11'1" x 9'10" (3.4m x 3.0m)

Good size kitchen with range of "Shaker-style" wall and floor cupboards, vinyl flooring, laminate worktops, breakfast bar, integrated fridge, dishwasher, double oven, gas hob, serving hatch to dining area, window to rear with lovely views across countryside, door to side of house.

WC

5'2" x 3'7" (1.6m x 1.1m)

Useful downstairs WC, with linoleum flooring and colourful neutral decor, window to side, WC and corner basin.

Bedroom Five/Office/Garden Room

12'9" x 10'9" (3.9m x 3.3m)

Versatile room with potential for use as bedroom, office or garden room- further potential to create guest room with en suite to side (where utility room is currently situated). Sliding doors to patio and garden, built-in cupboard, door to utility, neutral carpet and decor.

Utility Room

4'1" x 10'9" (1.25m x 3.3m)

Useful utility/storage area with linoleum flooring, window to rear, plumbing for washing machine, worktop, and built-in shelving.

Landing

11'1" x 2'11" (3.4m x 0.9m)

With neutral carpet and decor, spacious landing gives access to four bedrooms and family bathroom, window to side of house, airing cupboard, and loft access (part-boarded, insulated and light).

Master Bedroom/Shower Cubicle

12'5" x 11'7" (3.8m x 3.55m)

Good size master bedroom with window to front of house, attractive neutral decor and carpet, built-in wardrobes and convenient shower cubicle.

Bedroom Two

11'7" x 11'9" (3.55m x 3.6m)

Double bedroom with beautiful views to the rear across countryside and gardens, neutral decor and carpets, handy built-in basin with tiled surround, built-in wardrobes also.

Bedroom Three

10'9" x 8'10" (3.3m x 2.7m)

Double bedroom with range of built-in wardrobes, cupboards and dressing table area, window to rear with stunning far reaching views, neutral carpet and decor.

Bedroom Four

9'2" x 8'10" (2.8m x 2.7m)

Single bedroom/small double with window to front of house, neutral carpet and decor.

Bathroom

7'2" x 5'10" (2.2m x 1.8m)

Attractive family bathroom with partial wall tiles and panelling, linoleum flooring, bath, WC and basin, window to side of house.

Front of House

Attractive detached property, set well back from this quiet road, accessed by a few steps down. Nice size front garden with established plants and shrubs, currently providing a ramp access down to the front door. Single garage and off road parking for four cars. Large storage cupboard to side housing meters, side gated access to rear, solar panels to roof for extra efficiency.

Garden

Truly beautiful and great size South-West garden with range of established plants, shrubs, flowers and trees, paved area directly accessed from bedroom five/office, side access to front of house and storage shed to other side, impressive spacious balcony with far reaching views, large fishpond and attractive surrounding plants and shrubs. To the bottom of the garden there is a further area for growing vegetables, complete with shed and greenhouse.

Balcony

22'7" x 11'5" (6.9m x 3.5m)

Accessed from dining area to rear of property, this impressive balcony offers a great place for outdoor dining and entertaining, with far reaching views across the countryside and gardens. Steps from here lead down to the garden also. Plenty of space and potential to extend to rear, subject to planning.

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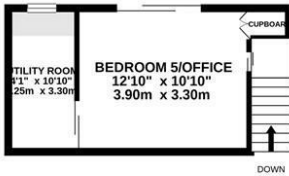
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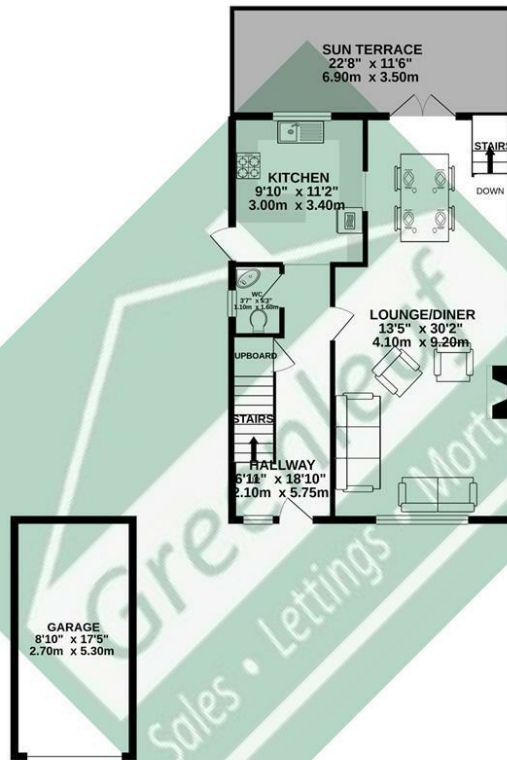




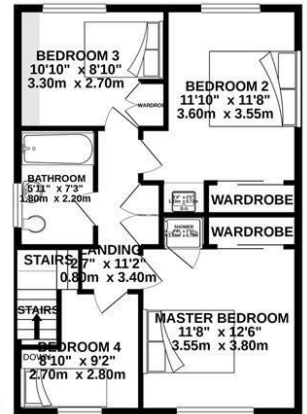
BASEMENT
200 sq.ft. (18.6 sq.m.) approx.



GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.8 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 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			
Not energy efficient - higher running costs	(1-20) G		
		75	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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