

Sunningvale Avenue
Biggin Hill, Westerham, Kent TN16 3BX

BUNTING & BUNTING

Fabulous five-bedroom bungalow with excellent living space, large outbuilding, garage and wonderful south-west facing garden.

- This five-bedroom detached home located on Sunningvale Avenue offers spacious versatile accommodation, ideally suited to modern family living.
- The property combines well-proportioned bedrooms with expansive reception and entertaining spaces, all complemented by a large rear garden and detached outbuilding.
- The accommodation extends to approximately 1,373 square feet, increasing to 1,675 square feet when the summer house and garage are included.
- The standout feature of the property is the impressive open-plan kitchen/dining room at the rear of the house, thoughtfully designed for both day-to-day living and entertaining.
- The kitchen incorporates extensive storage and preparation space, centred around an island with breakfast bar seating. The adjoining dining area comfortably accommodates larger gatherings, with fitted storage enhancing practicality.





- Beyond, the conservatory benefits from underfloor heating and provides an additional year-round reception area overlooking the garden.
- The sitting room, adjacent to the kitchen /dining room, offers an excellent family reception space and features an open fireplace.
- There are five bedrooms plus a modern family bathroom. The spacious principal bedroom benefits from fitted storage and a contemporary en-suite shower room with walk-in double shower and WC.
- Externally, the property enjoys a substantial rear garden extending in excess of 100ft, with a large decked terrace ideal for outdoor entertaining.
- A detached summerhouse room to the rear offers excellent versatility.
- The property further benefits from a driveway with parking for multiple vehicles and a detached garage.
- The bungalow has further extension potential subject to planning and a buyer's own investigations.









Biggin Hill combines excellent local amenities with the appeal of being surrounded by beautiful countryside. The area offers a modern library, swimming pool, and a recreation ground with a playground and outdoor gym. For everyday shopping, residents have a wide range of stores, including Waitrose, Tesco Express, Co-Op, Pets Corner, Costa, as well as a variety of independent businesses, cafes, and restaurants. Additional local shops can be found at Roundways, at the top of Norheads Lane and Sunningvale Avenue, including a newsagent and a Morrisons Local.

Biggin Hill is well-suited for families, with a variety of schools in the area. Oaklands School, a larger primary, is just around the corner, while smaller village schools are also nearby. Secondary education is provided by Charles Darwin School.

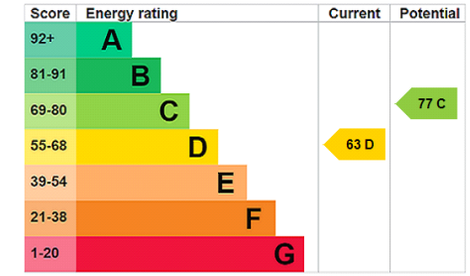
The nearby towns of Orpington, Bromley, Oxted, and Sevenoaks offer even more amenities and services. Biggin Hill is well-connected by several bus routes to these towns, as well as historic Westerham. For access and commuting to London, stations at Orpington and Hayes (end of the branch line) provide direct train services to Cannon Street, Charing Cross and Victoria, plus access to the Docklands via Lewisham. Trams run to Croydon and Wimbledon from New Addington. Additionally, the property is conveniently located a few miles from three M25 junctions (4, 5, and 6), offering excellent access to the wider motorway network.











Tenure – Freehold

Local Authority – Bromley

Council Tax – E

Services – Mains Gas, Electricity, Water & Drainage

Viewings – All viewings via Bunting & Bunting. Contact us for an appointment or for more details.

IMPORTANT NOTICE: Every effort has been made to ensure the accuracy of these details however they form no part of any contract and are issued without responsibility on the part of the agents or vendor. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. We have not carried out a survey of the property or tested services, systems or appliances. Reference to alterations or use of the property is not a statement that planning, building or other consent has been obtained. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. We recommend that all information provided is verified by yourselves on inspection and by your Surveyor/Legal Adviser.

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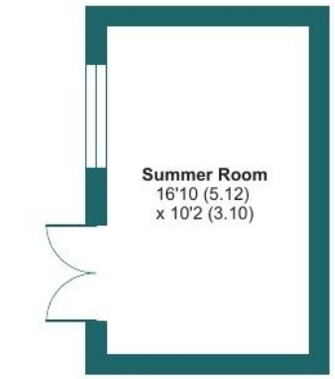


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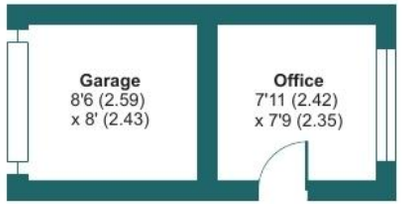
Total = 1675 sq ft / 155.5 sq m
Approximate Area = 1373 sq ft / 127.5 sq m
Garage = 68 sq ft / 6.3 sq m
Outbuilding = 234 sq ft / 21.7 sq m

For identification only - Not to scale

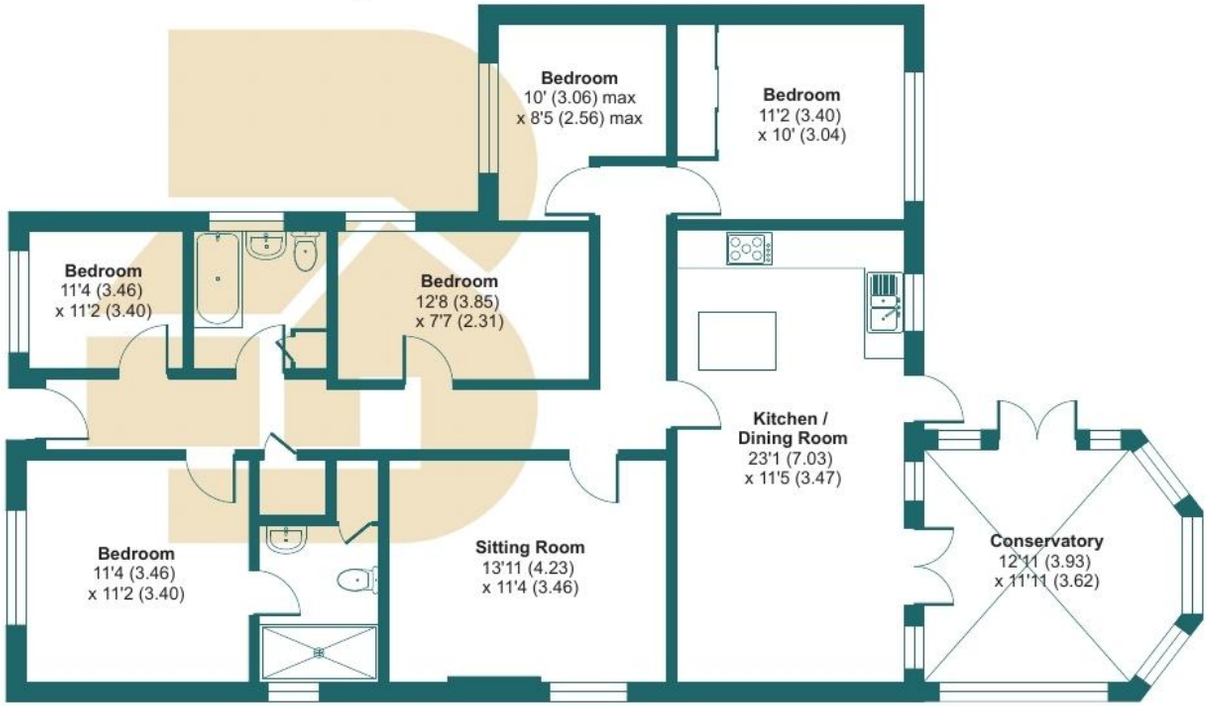




OUTBUILDING



GARAGE NOT SHOWN IN
ACTUAL LOCATION / POSITION



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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