

Wood Road, Biggin Hill, Westerham, Kent TN16 3RN

BUNTING & BUNTING

Deceptively spacious three / four bedroom bungalow with flexible accommodation, good living space, flat garden and garage, located on a tucked away no through road.

- Occupying a peaceful position within a tucked away no through road, this well-proportioned bungalow provides versatile single-level accommodation ideal for a range of buyers.

- The property benefits from a good-sized level rear garden and an attached garage, accessed both from the driveway to the front and directly from the garden.

- Internally, the accommodation extends to approximately 1,216 square feet, with the additional garage space increasing the total square footage to approximately 1,469 square feet.

- The hub of the property is a generously proportioned reception room featuring a fireplace with inset log burner and ample space for both seating and dining areas.

- To the rear, the spacious kitchen/breakfast room extends to 18'10 and is fitted with a comprehensive range of cabinetry, integrated appliances





plus space for a washing machine and direct access out to the garden.

- The bungalow provides up to four bedrooms, with the fourth currently arranged as an additional reception room, offering flexibility for family living. Sliding doors open directly from this room onto the garden.

- The principal bedroom to the front of the property benefits from extensive built-in storage.

- The property benefits from a spacious bathroom featuring both a bath and separate shower

- Further storage is provided via loft space and hallway cupboards.

- Externally, the rear garden is predominantly laid to lawn with a generous patio terrace, creating an attractive and private outdoor space.

- To the front, a driveway provides off street parking and leads to an excellent 28'8 garage with electric door and access through to the garden.

- Wood Road is tucked away off Upper Drive/Lusted Hall Lane, offering a peaceful semi-rural setting whilst remaining conveniently positioned for the amenities of both Biggin Hill and Tatsfield.









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.

Tatsfield Village is also 1.2 miles from the property. The village is centred around its village green and pretty pond, with a children's recreation area. Amenities in the village include a primary school, village store and tearoom, Village Club, Post Office, pub and restaurant.

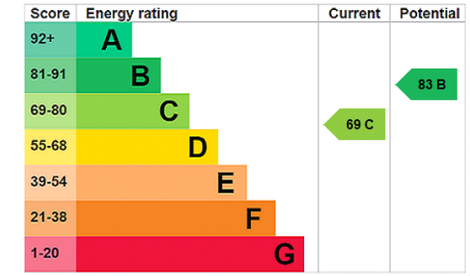
The nearby towns of Orpington, Bromley, Oxted, and Sevenoaks offer even more amenities and services. Biggin Hill is well-connected by several bus routes to these towns, as well as historic Westerham. For access and commuting to London, stations at Orpington and Hayes (end of the branch line) provide direct train services to Cannon Street, Charing Cross and Victoria. 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.

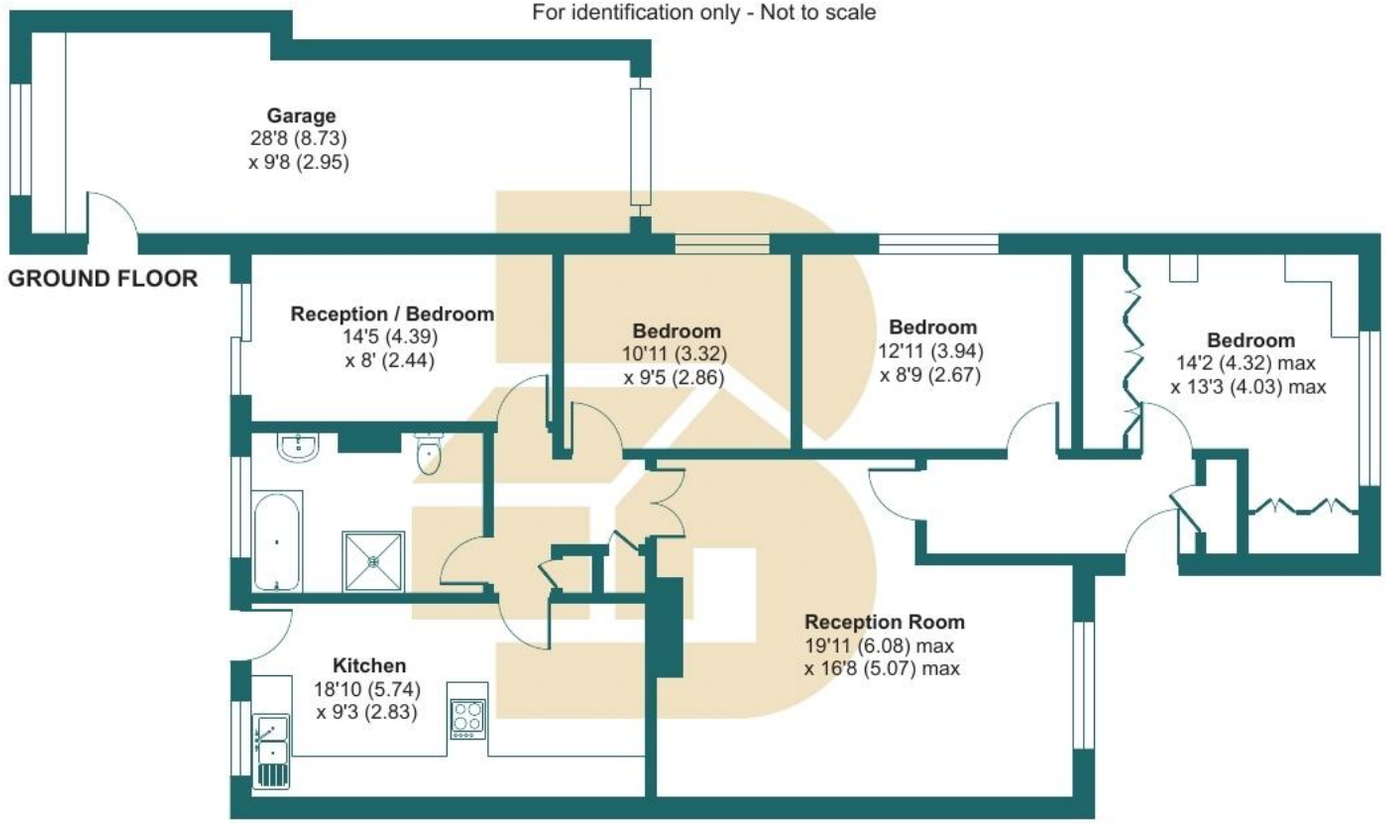
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12:00

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Approximate Area = 1216 sq ft / 112.9 sq m
Garage = 253 sq ft / 23.5 sq m
Total = 1469 sq ft / 136.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bunting and Bunting. REF: 1465773

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