

Roundway, Biggin Hill, Westerham, Kent TN16 3XZ

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Bright three bedroom duplex maisonette with balanced living space, modern kitchen, plus a garage and parking.

- This well-presented three-bedroom maisonette benefits from its own front door and spacious accommodation of approximately 864 square feet which is arranged over two floors.

- The property has a bright and airy feel, with a modern finish including a new kitchen and wood style flooring throughout the ground floor.

- The layout is practical and is just like a house, with the living space on the entrance level and bedrooms upstairs.

- The front door opens into a good-sized entrance hall with space for coats and shoes and a convenient cloakroom/WC.

- At the rear there is a spacious sitting room measuring approximately 17'11 x 10'5, with ample room for both lounge and dining furniture. The room is enhanced by a contemporary media wall, creating an ideal space for relaxing.





- The recently refitted kitchen has been finished in a stylish shaker design with grey units and marble effect worktops and splashbacks. Features include an induction hob with a modern extractor hood above, integrated oven and dishwasher, generous cupboard storage and space for free-standing appliances, including an American style fridge-freezer ad washing machine.

- Upstairs, there is a family bathroom and three bedrooms comprising two good-sized doubles and a comfortable single room, which could also work well as a home office, nursery or dressing room.

- The property further benefits from a garage en-bloc with parking in front.

- The maisonette is located above the Foal Farm charity shop at Roundway, which is located on the corner of Sunnigvale Avenue and Norheads Lane.

- The entrance to the maisonette is via external steps behind the small parade of shops which conveniently includes a pharmacy and Morrisons local store.









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 in addition to those at Roundway, including Waitrose, Tesco Express, Co-Op at Rosehill, Pets Corner, Costa, as well as a variety of independent businesses, cafes, and restaurants.

For families, there are a variety of schools locally, including Biggin Hill and Oaklands Primary Schools, plus the smaller village schools also nearby. Secondary education is provided by Charles Darwin School.

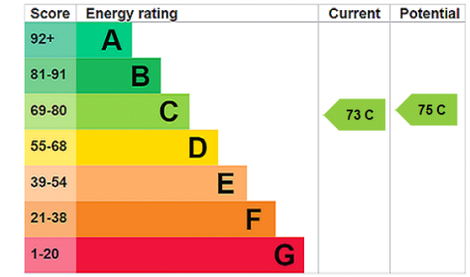
The nearby towns of Orpington, Bromley, Oxted, and Sevenoaks offer even more amenities and services. Biggin Hill is well-connected by several bus routes to these towns, as well as historic Westerham. For access and commuting to London, stations at Orpington and Hayes (end of the branch line) provide direct train services to Cannon Street, Charing Cross and Victoria. 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 – Leasehold,141 years
(189 year lease from 24th June 1979)

Ground Rent - £270 per year

Service Charge – approximately £33.24 per quarter for maintenance and communal lighting, plus annual buildings insurance contribution of approximately £180.

Local Authority – Bromley

Council Tax – C

Services – Mains Gas, Electricity, Water & Drainage

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

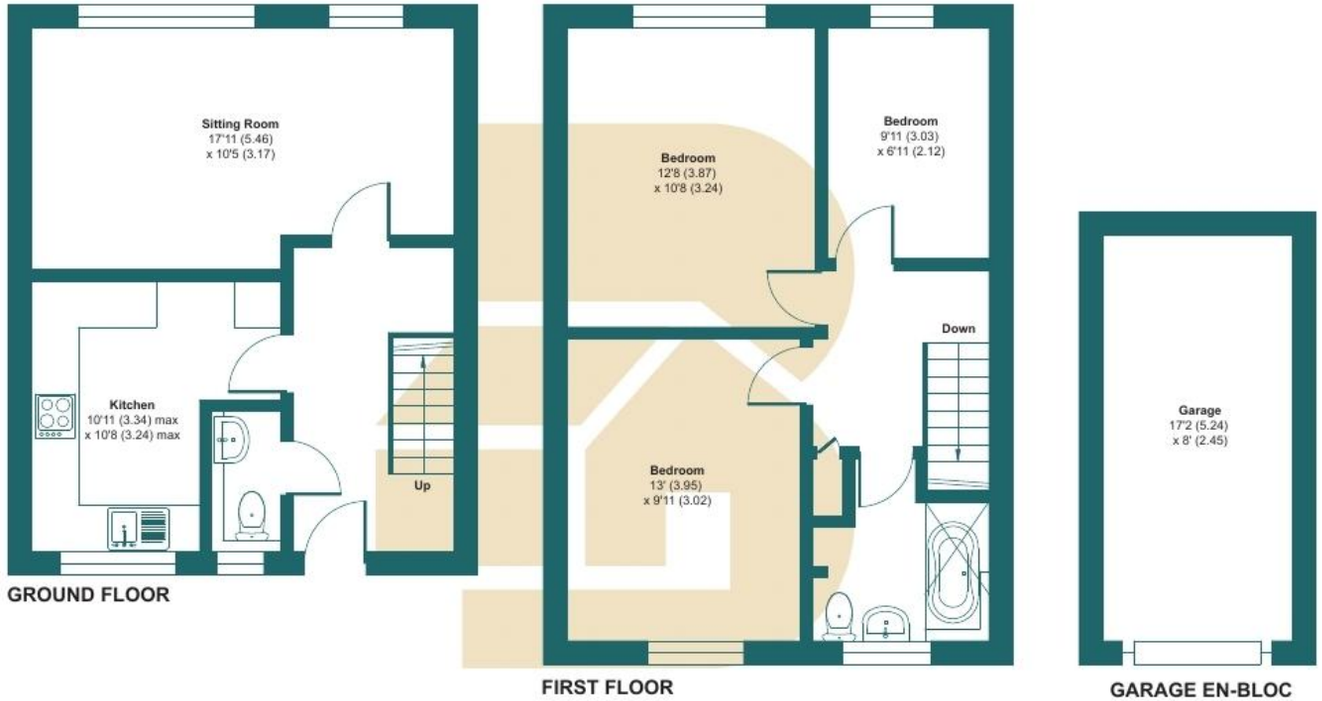
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Roundway

Approximate Area = 864 sq ft / 80.2 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1002 sq ft / 93 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.
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buntingandbunting.co.uk

152 Main Road, Biggin Hill, TN16 3BA
Tel: 01959 528260
hello@buntingandbunting.co.uk