

Old Tye Avenue, Biggin Hill, Westerham, Kent TN16 3LY

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Generously proportioned three bedroom detached bungalow at the top of Biggin Hill, with a large, secluded garden, detached workshop and excellent scope to update and extend.

- Set back from the road with driveway providing parking for several vehicles, this spacious detached bungalow occupies an established and private plot, with a beautifully stocked garden providing a wonderful backdrop to the property.

- The accommodation extends to just over 1,400 square feet, complemented by a substantial detached workshop and summer house adding a further 356 square feet of useful ancillary space.

- The entrance hall sits centrally within the home, providing access to all principal rooms and creating an excellent flow between the living accommodation.

- To the rear, the spacious sitting room enjoys views across the garden through large sliding doors, creating an attractive connection between the house and outside space. This generously proportioned room also features an attractive fireplace with a large wood-burning stove.

- The adjoining dual aspect kitchen/dining room provides an excellent entertaining space with ample room for both dining and everyday living.

- A conservatory extends from the kitchen, overlooking the garden and providing further reception space with direct access outside.





- There are three well-proportioned bedrooms, all benefiting from built-in storage. Two of the bedrooms are positioned at the front of the bungalow and feature attractive plantation shutters.

- An additional room is currently arranged as a small single bedroom but would work equally well as a home office, hobby room or useful storage space. It also offers potential to be incorporated into the adjoining bedroom to create an en-suite shower room.

- A shower room and useful separate WC complete the accommodation.

- The garden is a particular highlight of the property. Beautifully established with an impressive collection of mature trees, shrubs and planting, it enjoys an exceptional degree of privacy. An artificial lawn provides year-round practicality, complemented by paved seating areas, mature borders and a summer house, while the substantial detached workshop offers excellent storage, workspace or potential for a variety of hobbies. Side access on both sides of the bungalow provides convenient access between the front and rear.

- Offering an increasingly rare combination of generous single-storey accommodation, great outside space and potential to modernise and extend (subject to the usual planning consents), this is a property that can readily be adapted to suit a variety of future requirements.









This fantastic bungalow is located on Old Tye Avenue at the top of Biggin Hill, which runs between Jail Lane and Church Road / Aperfield Road. The area combines excellent local amenities with the appeal of being surrounded by beautiful countryside.

Biggin Hill offers a modern library, swimming pool, and a recreation ground with a playground and outdoor gym, all close to the bungalow. For everyday shopping, residents have a wide range of stores, including Waitrose, Tesco Express, Pets Corner, Costa, as well as a variety of independent businesses, cafes, and restaurants. Biggin Hill is well-suited for families, with a variety of schools in the area, including the nearby Biggin Hill Primary School on the road. Oaklands Primary, plus the smaller village schools of Cudham, Downe and Tatsfield, are also nearby. Secondary education is provided by Charles Darwin School on Jail Lane.

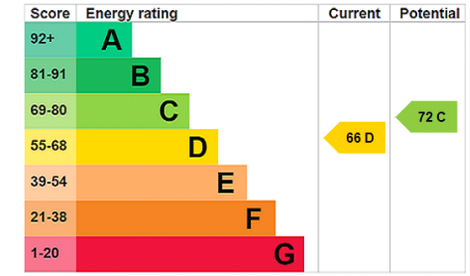
The nearby towns of Orpington, Bromley, Oxted, and Sevenoaks offer even more amenities and services. Biggin Hill is well-connected by several bus routes to these towns, as well as historic Westerham. For access and commuting to London, stations at Orpington and Hayes (end of the branch line) provide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

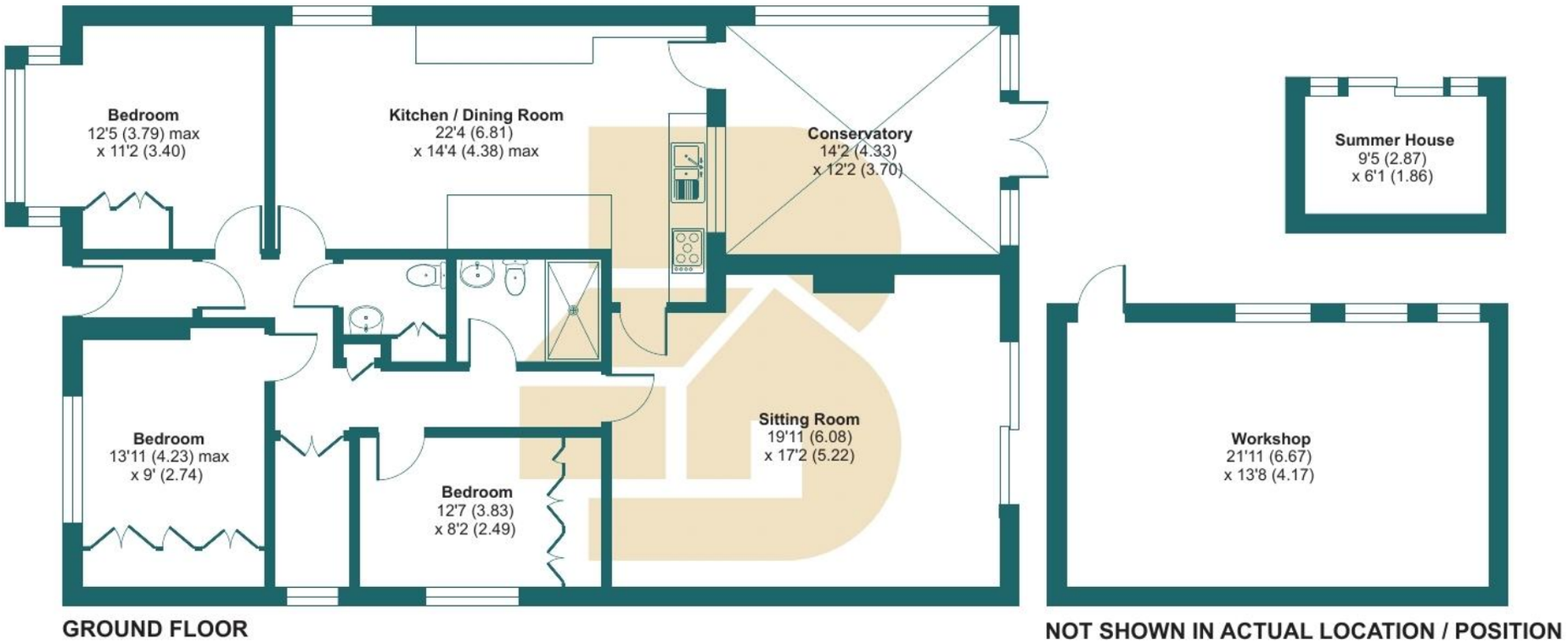
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Old Tye Avenue

Approximate Area = 1403 sq ft / 130.3 sq m
Outbuildings = 356 sq ft / 33 sq m
Total = 1759 sq ft / 163.3 sq m
For identification only - Not to scale



GROUND FLOOR

NOT SHOWN IN ACTUAL LOCATION / POSITION

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