

4 Acer Road, Biggin Hill, Westerham, Kent TN16 3SR

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Beautifully presented three-bedroom semi-detached home at the top of Biggin Hill.

- Siuated in a sought-after position at the top of Biggin Hill, this beautifully presented three-bedroom semi-detached home offers bright, stylish accommodation throughout, complemented by a generous front garden, low-maintenance south facing rear garden, garage en bloc and a highly convenient location for local schools and amenities.

- The property is approached via an attractive central pathway leading through the generous front lawn to the entrance. A bright porch, enclosed with bi-fold doors, creates a welcoming entrance while offering the flexibility to open the space into the main home or separate it when required.

- Beyond, the spacious sitting room is beautifully finished with contemporary wood-effect flooring that continues seamlessly throughout the ground floor, enhancing the excellent sense of flow. A feature fireplace with wood-burning stove creates an attractive focal point, while a striking timber balustrade provides a stylish division between the staircase and living area without compromising the open feel of the room.

- To the rear of the property, the contemporary kitchen opens seamlessly into the dining area, creating a sociable space ideal for both everyday family life and entertaining.





- The kitchen is fitted with a stylish range of modern light grey handleless wall and base units, complemented by wood-effect work surfaces and contrasting dark grey tiled splashbacks. A breakfast bar provides the perfect spot for casual dining, while the dining area comfortably accommodates a family table. Integrated appliances include an oven with induction hob and extractor hood above, together with space for a washing machine and a large American-style fridge freezer, thoughtfully positioned between the kitchen and dining areas. French doors, complemented by floor-to-ceiling glazed panels, flood the room with natural light and provide an attractive connection to the rear garden.

- Upstairs, there are three well-proportioned bedrooms, all finished with wood-style flooring, alongside a contemporary fully tiled shower room fitted with modern fixtures and finishes.

- The south facing rear garden has been designed for ease of maintenance, featuring a decked seating area, patio and pergola. An outbuilding provides excellent additional storage, while a rear gate offers access to the garage, with parking available immediately in front.

- Further benefits include attractive contemporary wall-mounted radiators, tasteful décor throughout and an abundance of natural light, creating a home that is ready to move straight into.









The property is located on Acer Road, at the top of Biggin Hill, within close proximity of many of the area's amenities, including the modern library and swimming pool, plus the recreation ground which has a playground and outdoor gym. Perfectly positioned for families, Acer Road is also particularly well placed for local schools including Biggin Hill Primary School on Old Tye Avenue, the secondary Charles Darwin School and Cudham Church of England Primary School, both on Jail Lane.

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.

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.









EPC

Tenure – Freehold

Local Authority – Bromley

Council Tax – D

Services – Mains Gas, Electricity, Water & Drainage

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

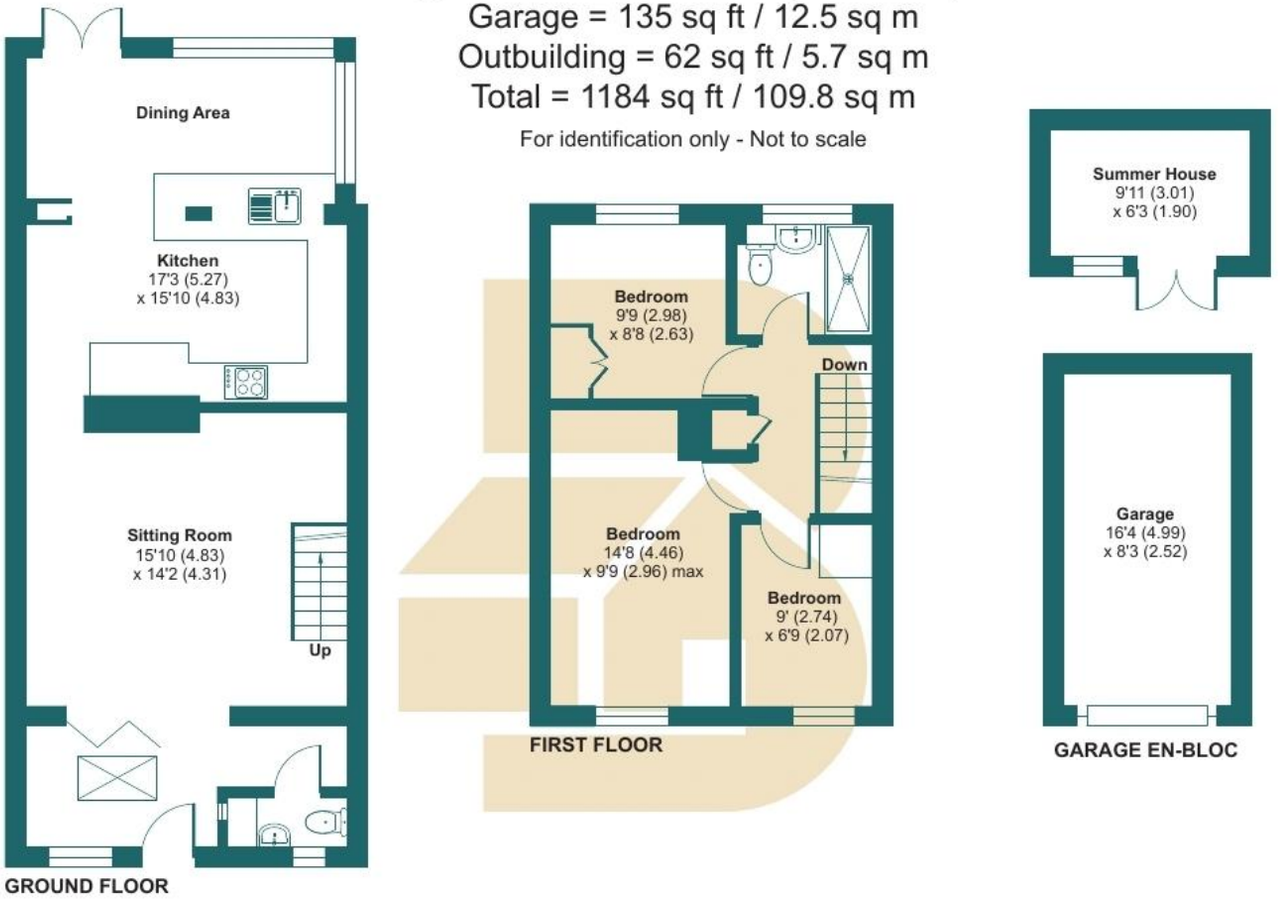
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Acer Road

Approximate Area = 987 sq ft / 91.6 sq m
Garage = 135 sq ft / 12.5 sq m
Outbuilding = 62 sq ft / 5.7 sq m
Total = 1184 sq ft / 109.8 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: 1495341

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