

24 Greenoak Rise, Biggin Hill, Westerham, Kent TN16 3RL

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Bright, well-presented three-bedroom semi-detached family home, quietly positioned on a no-through road, with sociable living space, a wide rear garden, driveway and integral garage.

- Situated on Greenoak Rise, a quiet no through road in an elevated position off Upper Drive, this is a bright, well-presented three-bedroom semi-detached home offers a practical and sociable layout, with a garage, wide rear garden and a lovely sense of space and openness to the rear.

- A useful entrance porch opens into the home, leading through to the sitting room, which is a comfortable and inviting space, finished with wood-style flooring and providing an easy flow through to the dining and kitchen area.

- To the rear, the open-plan kitchen and dining room is a sociable space with white cabinetry, wooden worktops, an integrated double oven and fridge freezer, together with space for a washing machine.

- The dining area has ample room for a family table, while stairs rise to the first floor and





sliding doors open into the conservatory, providing a useful second reception space and an excellent connection with the garden.

- Upstairs are three bedrooms, comprising two good-sized doubles and a smaller single bedroom, ideally suited to a child's room, nursery or home office. The modern family bathroom is fully tiled and fitted with a bath with shower over.

- Outside, the property benefits from a wide rear garden, with a combination of level patio and lawn areas providing plenty of space to enjoy the outdoors. Side access leads through to the front, while the open outlook beyond the garden adds to its appeal.

- To the front, a driveway provides off-road parking and leads to the integral garage, offering useful additional storage and potential for conversion, subject to the necessary consents.

- With its bright accommodation, lovely garden and attractive open outlook to the rear, this is a wonderful family home and a particularly appealing purchase for those looking for a well-proportioned property in a peaceful setting.









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.

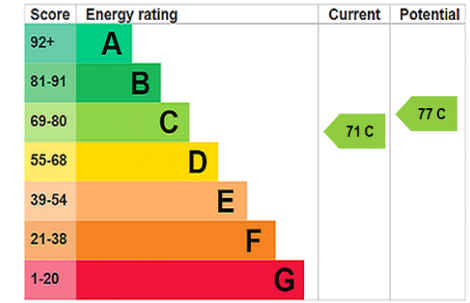
The nearby towns of Orpington, Bromley, Oxted, and Sevenoaks offer even more amenities and services. Biggin Hill is well-connected by several bus routes to these towns, as well as historic Westerham. For access and commuting to London, stations at Orpington and Hayes (end of the branch line) provide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

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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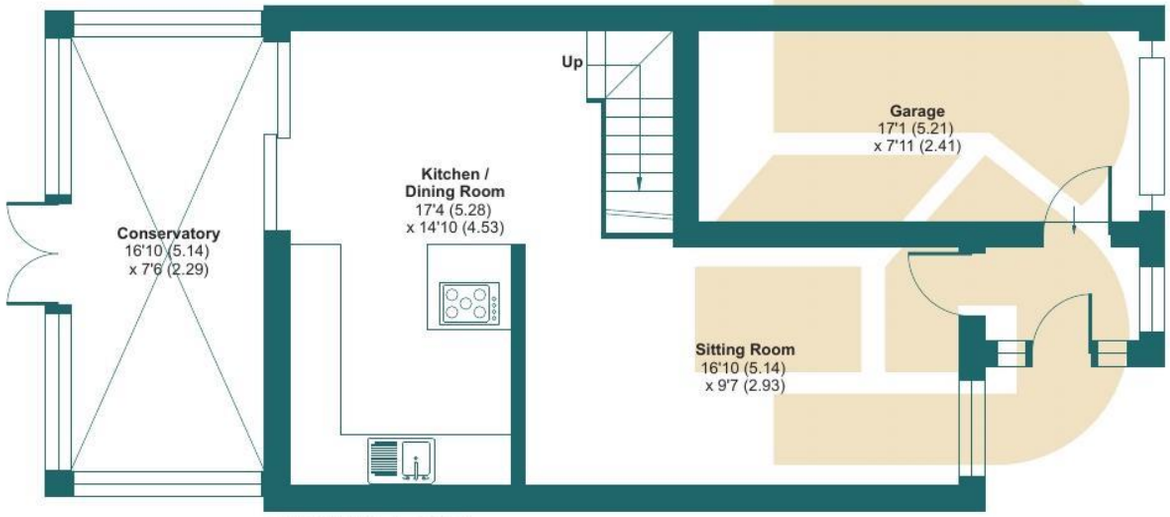


Greenoak Rise

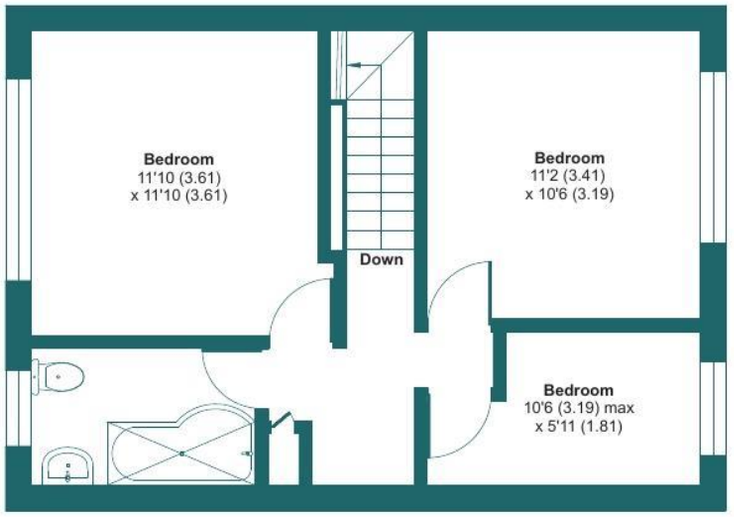
Approximate Area = 992 sq ft / 92.1 sq m
Garage = 127 sq ft / 11.7 sq m
Outbuilding = 49 sq ft / 4.5 sq m
Total = 1168 sq ft / 108.3 sq m
For identification only - Not to scale



NOT SHOWN IN ACTUAL LOCATION



GROUND FLOOR



FIRST FLOOR

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: 1502294

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