

Spring Gardens, Biggin Hill, Westerham, Kent TN16 3PN

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Beautifully presented and spacious three-bedroom family home with generous living areas, modern kitchen, integral garage and delightful garden.

- This spacious and attractive home on Spring Gardens is a well-proportioned three-bedroom, double-fronted mid-terrace property.

- The accommodation extended to approximately 1,407 square feet including the integral garage and is arranged over two floors, with particularly generous living space on the ground floor and three well-proportioned bedrooms upstairs. The property has been thoughtfully presented throughout, with features including plantation shutters, spotlights and contemporary fittings.

- At the front of the house, the driveway provides parking for two cars and leads to the porch and integral garage. Once inside, the entrance hall opens into the main hallway, with the kitchen positioned at the front of the house and the principal living accommodation extending across the rear.

- The kitchen is fully fitted with a range of cream cabinetry and timber worktops, complemented by integrated appliances and a substantial range cooker, with tiled flooring underfoot. A wide window fitted with plantation shutters provides a pleasant outlook and brings good natural light into the room.





- Glazed double doors from the hallway open into the generously proportioned sitting room, which extends to over 23 feet in length and benefits from excellent natural light. The room flows through to the adjoining dining room, creating a semi-open-plan arrangement.

- The same wood-effect flooring runs throughout the hallway and main reception areas, providing continuity between the spaces while retaining a clear distinction between the sitting and dining areas.

- The dual-aspect dining room has large windows overlooking the garden, while French doors from the sitting room provide direct access outside.

- The ground floor is completed by a large downstairs WC/utility room, with a door providing internal access to the garage. The garage offers useful storage and parking, with the potential for conversion if required, subject to the necessary planning consents.

- Upstairs, there are three generously proportioned bedrooms, including a principal bedroom with an en-suite shower room. All three bedrooms benefit from built-in storage cupboards. A contemporary, fully tiled family bathroom, with separate shower, completes the accommodation.

- The paved rear garden offers a good degree of privacy, with different seating areas, mature, planted beds and shrubs. A useful garden shed provides additional storage.









With its generous proportions, two well-defined reception areas, three good-sized bedrooms, en-suite facilities and integral garage, this lovely home on Spring Gardens offers a particularly well-balanced home, with a combination of space, practicality and attractive presentation.

Spring Gardens is a desirable residential street which runs between Melody Road and Kings Road in Biggin Hill. The area combines excellent local amenities with the appeal of being surrounded by beautiful countryside. Biggin Hill has 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. Local to the house is a vets on kings Road and a parade of shops on Rosehill Road which includes the Co-Op.

Biggin Hill is well-suited for families, with a variety of schools in the area. Oaklands School is the nearest primary school, while Biggin Hill Primary and smaller village schools of Tatsfield, Cudham and Downe are also nearby. Secondary education is provided by Charles Darwin School.

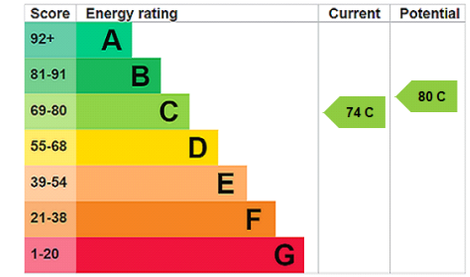
The nearby towns of Orpington, Bromley, Oxted, and Sevenoaks offer even more amenities and services. Biggin Hill is well-connected by several bus routes to these towns, as well as historic Westerham. For access and commuting to London, stations at Orpington and Hayes (end of the branch line) provide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

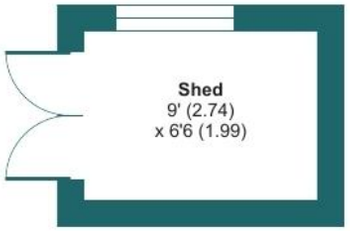
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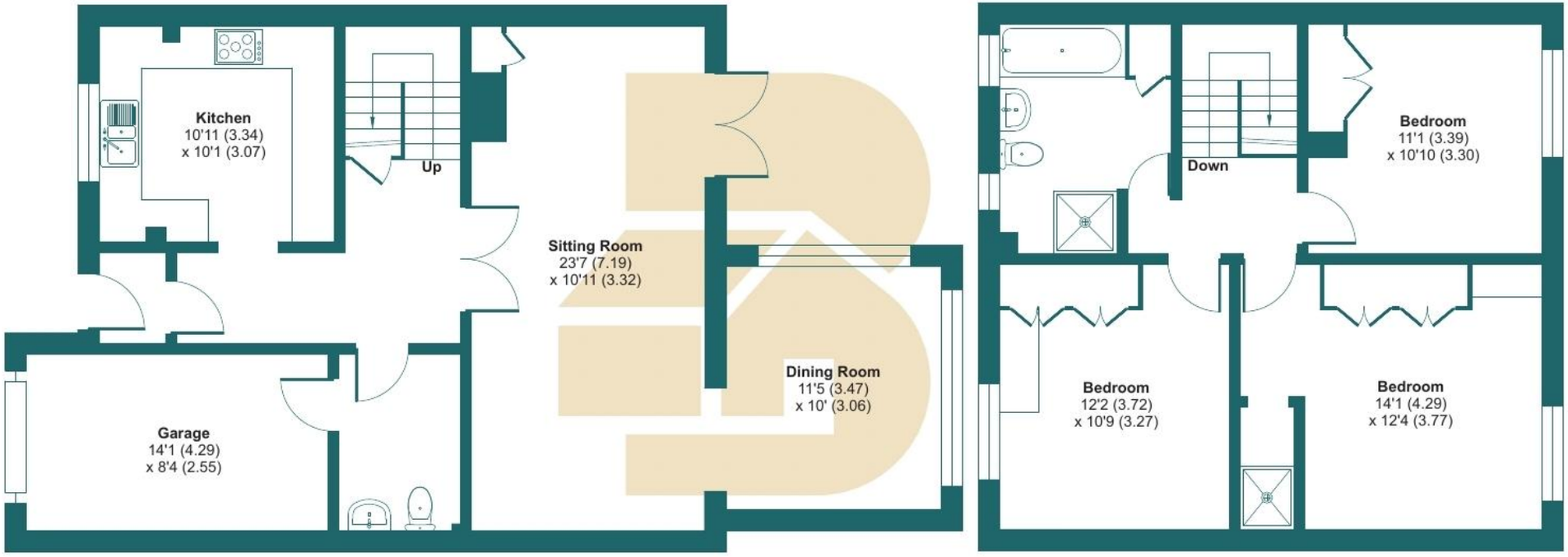
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Spring Gardens

Approximate Area = 1407 sq ft / 130.7 sq m (including garage)
Outbuilding = 59 sq ft / 5.4 sq m
Total = 1466 sq ft / 136 sq m
For identification only - Not to scale





GROUND FLOOR

FIRST FLOOR

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