

Church Road, Biggin Hill, Westerham, Kent TN16 3LB

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Detached bungalow with exceptional potential on a sought-after residential road at the top of Biggin Hill.

- Occupying a sought-after position on Church Road at the top of Biggin Hill, this detached two-bedroom bungalow offers an exciting opportunity for a buyer looking to refurbish, extend and create a superb home, subject to the necessary planning consents.

- Set within a generous, mature plot, the property benefits from an attached garage, extensive outbuildings and a fabulous rear garden.

- In total, the house, garage and outbuildings extend to approximately 1,888 square feet.

- The double-fronted property is approached via a central pathway through the front garden, with driveway parking to the right-hand side leading to the attached garage. A gated side entrance provides access to the rear garden.

- Internally, the bungalow offers approximately 855 square feet of accommodation and is now ready for modernisation throughout.





- The sitting room has a traditional bay window overlooking the front garden, while the kitchen retains an original fireplace and leads through to a separate utility room with access to the garden.

- On the opposite side of the property are two well-proportioned bedrooms, one with an en-suite shower room and doors opening onto the garden, together with a separate bathroom.

- The rear garden is a particular highlight, offering a mature and established setting with excellent outdoor space.

- An impressive collection of versatile outbuildings provides outstanding potential for workshops, hobbies, storage, studio space or a home business, alongside the substantial attached garage.

- Perfectly positioned on Church Road within flat walking distance of Biggin Hill Recreation Ground, local shops, cafés and everyday amenities, this is a rare opportunity to acquire a detached home in a prime location with significant scope to add value and tailor to individual requirements.









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, 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. Oaklands Primary, plus the smaller village schools of Cudham, Downe and Tatsfield, 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.

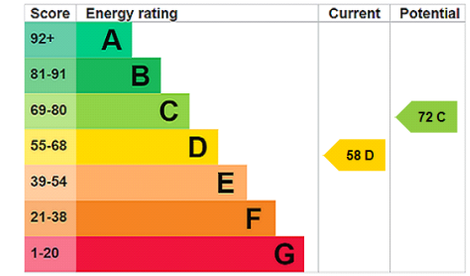
For access and commuting to London, stations at Orpington and Hayes (end of the branch line) provide direct train services to Cannon Street, Charing Cross and Victoria. Trams run to Croydon and Wimbledon from New Addington. Additionally, the property is conveniently located a few miles from three M25 junctions (4, 5, and 6), offering excellent access to the wider motorway network.











Tenure – Freehold

Local Authority – Bromley

Council Tax – D

Services – Mains Gas, Electricity, Water & Drainage

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

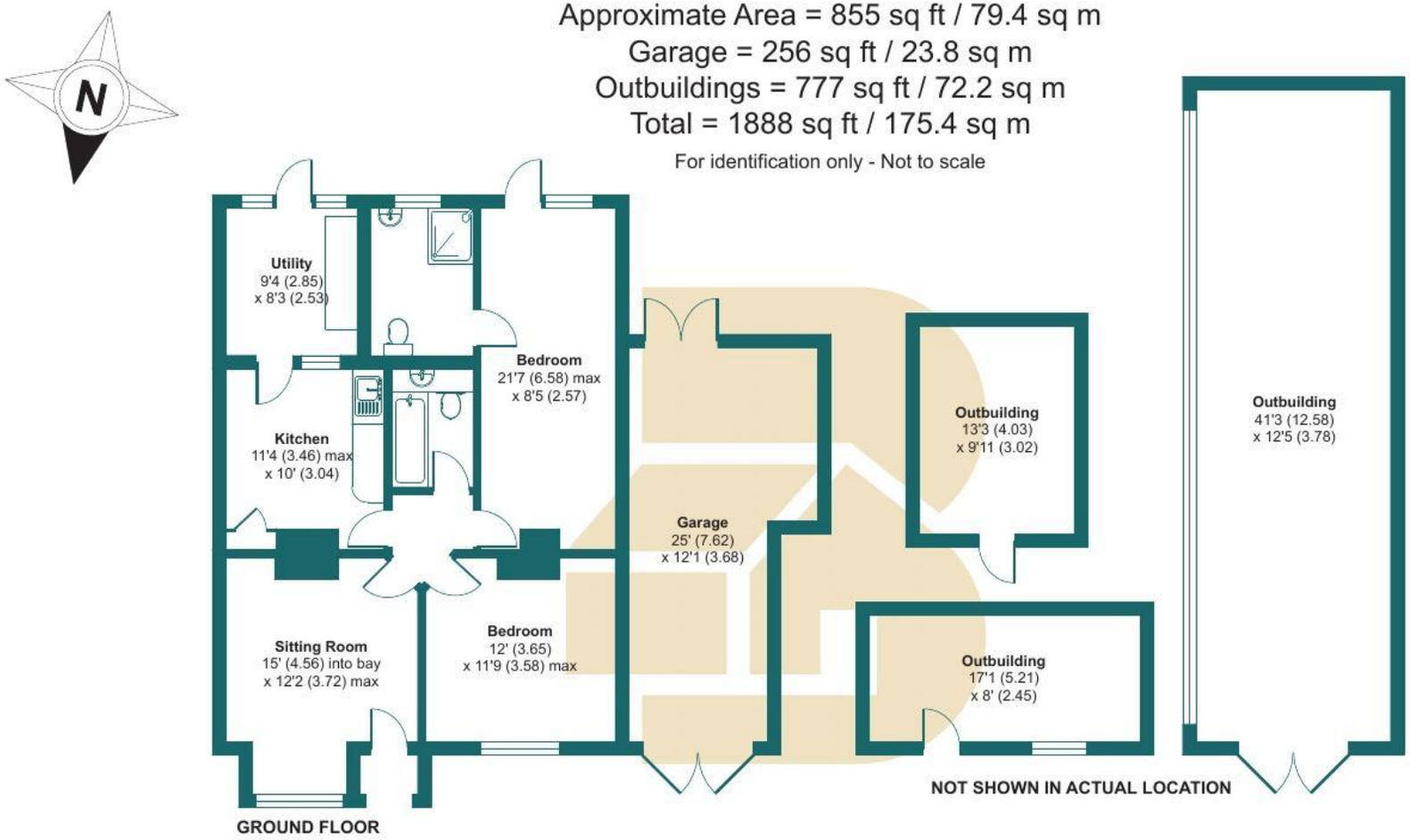
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Church Road

Approximate Area = 855 sq ft / 79.4 sq m
Garage = 256 sq ft / 23.8 sq m
Outbuildings = 777 sq ft / 72.2 sq m
Total = 1888 sq ft / 175.4 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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