

Sunningvale Close, Biggin Hill, Westerham, Kent TN16 3BS

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Spacious three-bedroom semi-detached family home, situated in a desirable cul-de-sac in a popular area of Biggin Hill, with off-street parking for two cars and a south-west facing rear garden.

- This three-bedroom semi-detached family home on tucked-away Sunningvale Close, built in 2012, offers a generous and versatile layout with a good balance of living and bedroom accommodation, including a study/nursery room and useful accessible loft space.

- A private driveway provides off-street parking for two cars, with a side gate to the garden.

- Once inside, a welcoming entrance hall has useful integrated storage and a downstairs WC.

- To the front, the kitchen is fitted with attractive wall and base units with integrated appliances including a fridge freezer, oven, four-ring gas hob, dishwasher and washing machine. A box bay window creates a natural seating area and adds to the sense of space.

- A reception room spans the rear of the house and has wood-effect flooring, space for a table, and is flooded with light through the almost floor-to-ceiling window and French doors opening onto the garden. A useful storage cupboard completes the room.





- The first floor provides two bedrooms, including a spacious principal bedroom overlooking the garden with a modern en-suite shower room, alongside a further double bedroom and contemporary, fully tiled family bathroom.

- The upper floor provides a further double bedroom and a separate study/nursery room, making this a particularly flexible area of the house. There is also a boarded and insulated loft space accessible from the hallway.

- Outside, the south-west-facing rear garden has a raised decked terrace directly outside the reception room, leading down to a good area of lawn. The garden also benefits from secure side access.

- Sunningvale Close is a desirable cul-de-sac off Sunningvale Avenue. Many of the rear rooms benefit from a lovely view with fields in the distance

- 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. Additional local shops can be found at Roundways, at the top of Norheads Lane and Sunningvale Avenue, including a newsagent and a Morrisons Local.

Biggin Hill is well-suited for families, with a variety of schools in the area. Oaklands School, a larger primary, is just around the corner, while smaller village schools are also nearby. Secondary education is provided by Charles Darwin School.

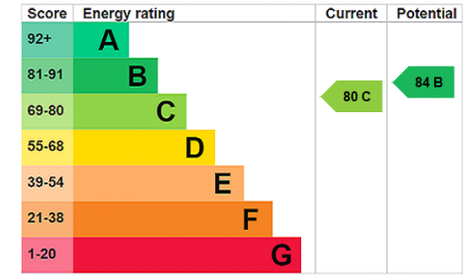
The nearby towns of Orpington, Bromley, Oxted, and Sevenoaks offer even more amenities and services. Biggin Hill is well-connected by several bus routes to these towns, as well as historic Westerham. For access and commuting to London, stations at Orpington and Hayes (end of the branch line) provide direct train services to Cannon Street, Charing Cross and Victoria, plus access to the Docklands via Lewisham. 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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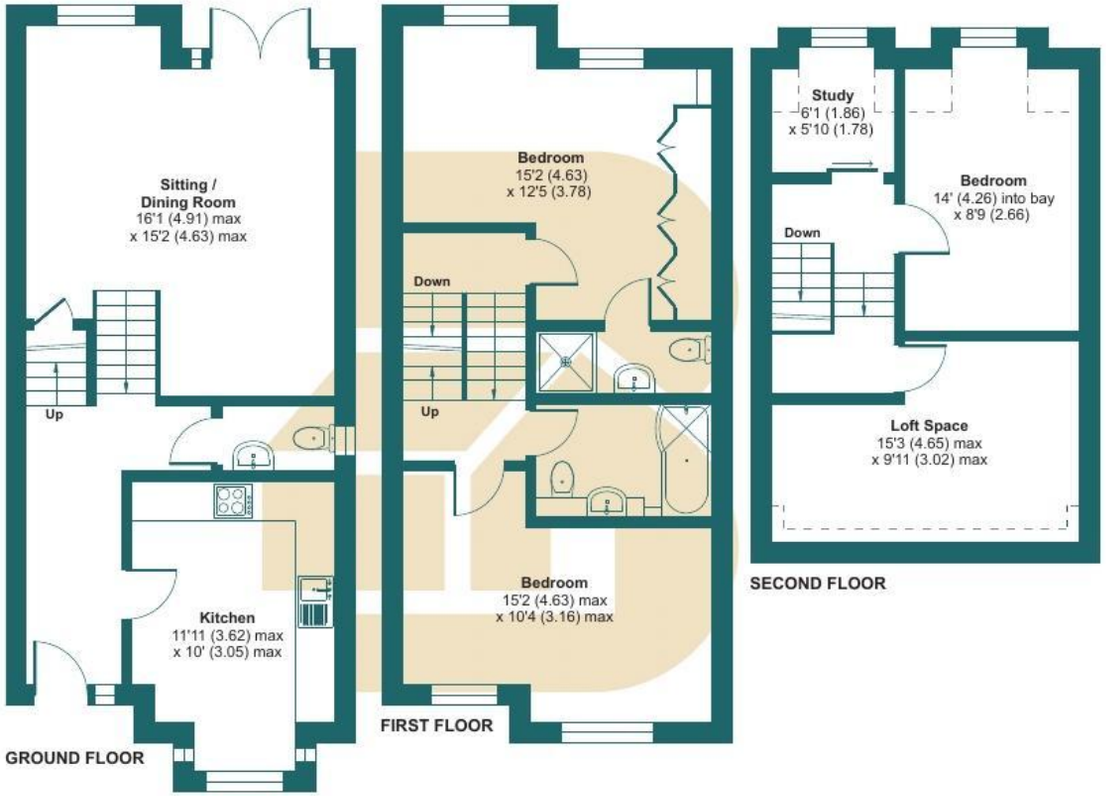
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Bread

Sunningvale Close

Approximate Area = 1330 sq ft / 123.5 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Total = 1358 sq ft / 126.1 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1511449

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