



Sunningvale Avenue, Biggin Hill, Westerham, Kent TN16 3TS



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Fantastic three-bedroom semi-detached home, offering well-proportioned living space, a good-sized rear garden, driveway and garage, all in a convenient residential location.

- Located in a popular residential setting on Sunningvale Avenue, this well-proportioned three-bedroom semi-detached home offers well-arranged accommodation over two floors, together with the benefit of a garage beneath the house.
- Approached via a raised entrance, the property enjoys pleasant views to the front, while to the rear is a good-sized garden. At the front, the driveway provides parking for one car and access to the garage.
- Internally, the accommodation is well planned and comfortable, with the ground floor comprising an eat-in kitchen/breakfast room to the front and a good-sized sitting room to the rear, together with a useful downstairs WC and under-stairs storage area.
- The sitting room has large windows overlooking the garden, bringing in plenty of natural light, with a door opening onto the patio and garden beyond.
- The kitchen/breakfast room has a large front-facing window, a range of fitted units and work surfaces,



integrated extractor plus space for appliances including a fridge freezer, washing machine and dishwasher, plus a storage cupboard and plenty of room for a table.

- Upstairs, there are three bedrooms and a family bathroom. The main bedroom benefits from a large walk-in wardrobe/storage area. The hallway has access to the loft space and an airing cupboard.
- The rear garden has a paved patio immediately outside the house, leading onto a gently sloping lawn with mature planting and established greenery. It provides a good amount of outside space and a pleasant degree of privacy.
- The garage beneath the house provides useful parking and storage and is accessed directly from the front.
- This lovely house is situated on Sunningvale Avenue, on the opposite side to the road before you get to Dawell Drive if approaching from the Stock Hill roundabout.
- There are two useful parades of shops nearby, at Roundways and Rosehill Road, including a Morrisons local and a Co-op. A nearby bus stop provides useful connections.



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.

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

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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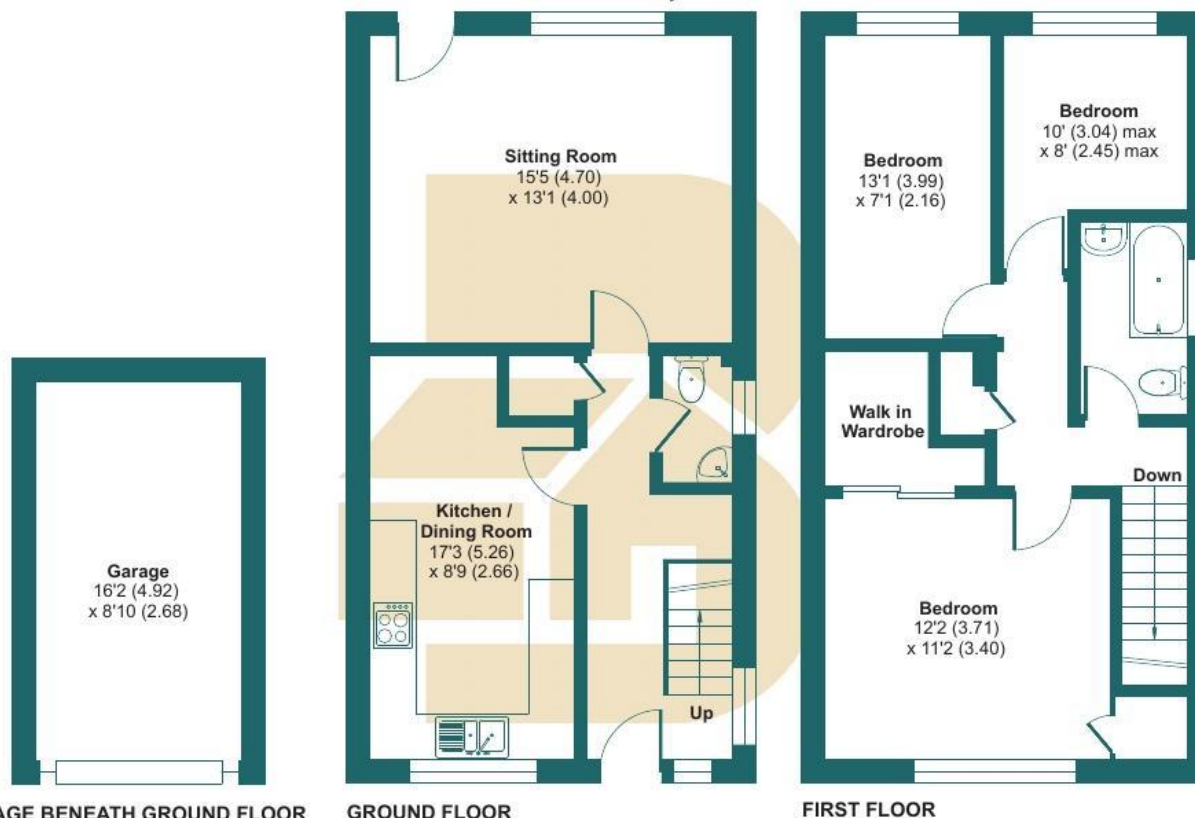
Sunningvale Avenue

Approximate Area = 954 sq ft / 88.6 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1096 sq ft / 101.7 sq m

For identification only - Not to scale



GARAGE BENEATH GROUND FLOOR

GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Bunting and Bunting. REF: 1512456



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