



Swievelands Road, Biggin Hill, Westerham, Kent TN16 3QP



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Three-bedroom family home offering generous living accommodation, a superb flat rear garden and exciting potential to create a larger home through the existing planning permission.

- An attractive and well-presented three-bedroom end of terrace home, occupying an elevated position on Swievelands Road and benefiting from driveway parking, a garage and a flat rear garden. The property also has planning permission for a double-storey side extension, offering an exciting opportunity to further enlarge the accommodation.
- The ground floor provides a particularly sociable layout, with a particularly spacious kitchen / dining room at the front of the house and a sitting room at the rear opening onto the garden.
- The kitchen is fitted with a good range of contemporary units with integrated double oven, fridge freezer, dishwasher, washing machine and tumble dryer. A key feature is the central island and breakfast bar which has a gas hob plus the dining space has ample room for an ideal area for family meals.
- The bright 23ft sitting room stretches across the back of the house and has large windows and French doors to the garden. The ground floor is completed by a useful downstairs WC and storage under the stairs.



- On the first floor are three well-proportioned bedrooms, together with a fully tiled family bathroom fitted with both a separate shower and bath. The fully boarded loft is accessed from the hallway and has an attached pull-down ladder.
- The rear garden is a particular feature, family friendly with a large patio leading to flat low-maintenance astro-turf lawn. There is useful side access to the front and access into the garage which en bloc and not attached to the house.
- The property benefits from a good size area to the side of the house which forms the site of the proposed double-storey side extension. The existing planning permission provides an excellent opportunity for a purchaser to create additional bedroom and living accommodation. The planning can be viewed on Bromley's planning portal using the property address or the below link:

https://planningaccess.bromley.gov.uk/pr/s/detail/a0ITv000002Sr3RIAS?c_r=Arcus BE Public Register&tabset-ff68f=3
- In summary, this is a well-proportioned family home with balanced existing accommodation, desirable outside space and the added benefit of planning permission for a double-storey side extension, making it a property with considerable potential for the future.



This lovely home is located on Swievelands Road, opposite St. Mary's Grove, a popular location close to Sunningvale Avenue, convenient for local bus links and shops on Rosehill Road. 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 also well-suited for families, with a variety of schools in the area. Oaklands School is within

close proximity, 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. Stations at Orpington and Hayes 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		88 B
69-80	C	77 C	
55-68	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.

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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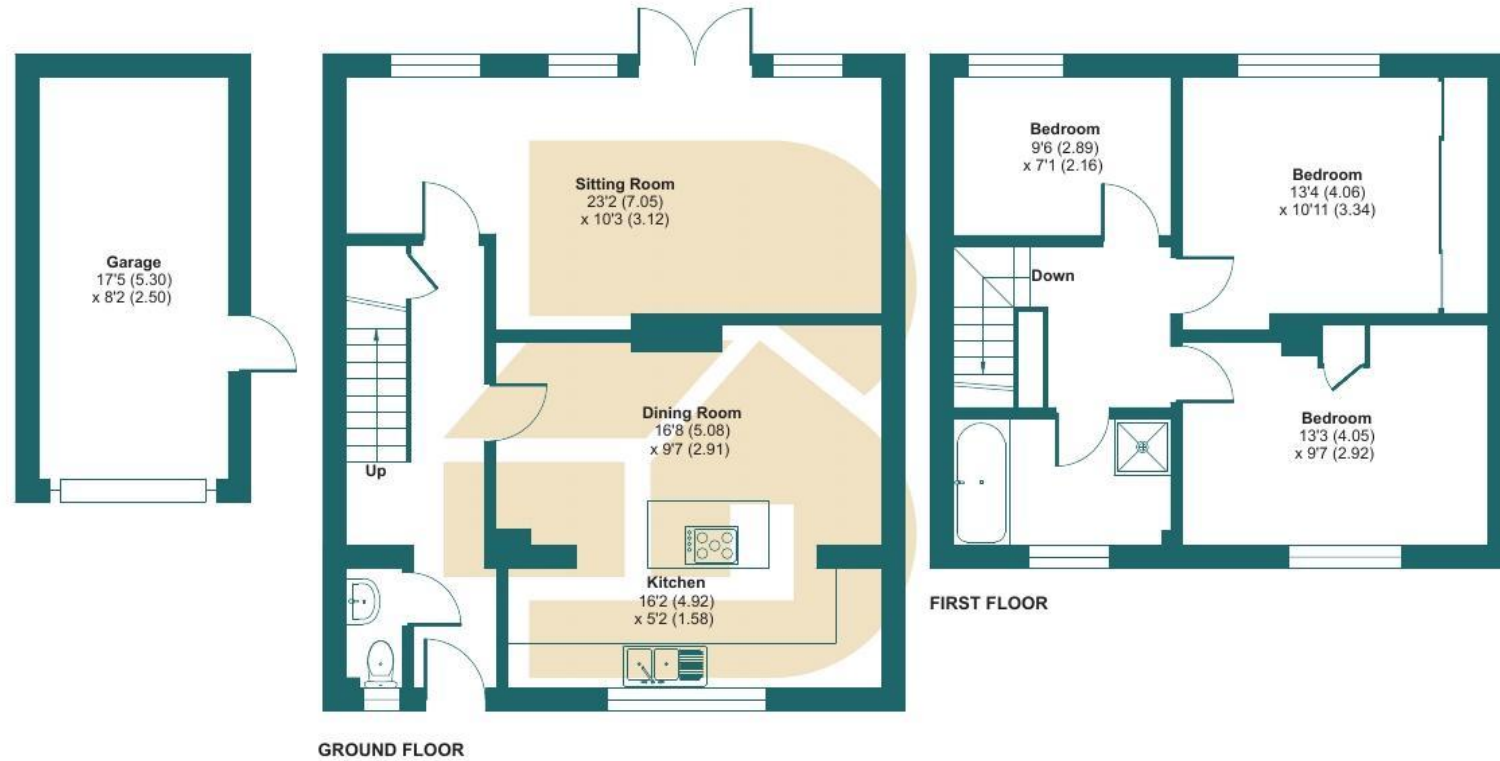
Swievelands Road

Approximate Area = 1081 sq ft / 100.4 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1224 sq ft / 113.6 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). © nitchecom 2026. Produced for Bunting and Bunting. REF: 1515169



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