





**39 Mount Pleasant, Biggin Hill, Westerham, Kent TN16 3TP**  
**£450,000 - Freehold**

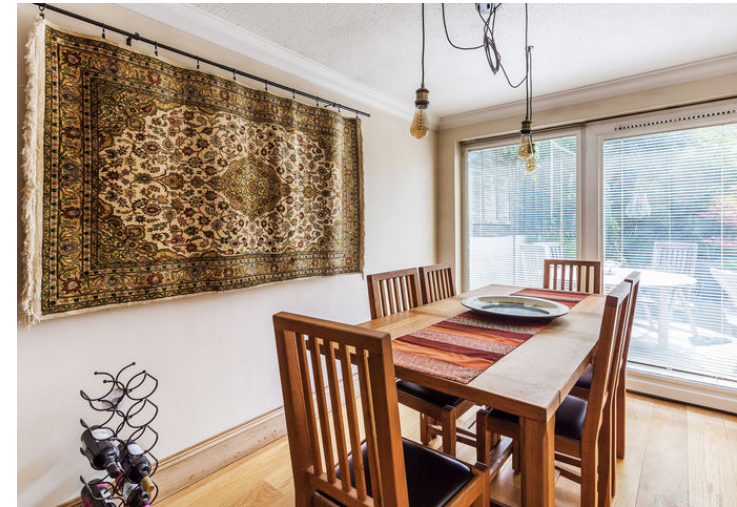


## PROPERTY DESCRIPTION

A three bedroom link detached house with approved planning for a loft conversion, located in Mount Pleasant in Biggin Hill, TN16. This well presented family home has far reaching views over the Biggin Hill valley, and is modern throughout. The property is approached by a private driveway which has space for three cars and leads to the front door. Internally and on the ground floor layout there is a useful cloakroom, a good sized kitchen, a generous sitting room and a dining room. Upstairs there are three bedrooms with the main bedroom benefitting from far reaching views over the valley below. There is also a family bathroom, and a newly fitted shower and loft access. To the rear of the property there is a low maintenance garden with a decking area and patio area with a lower deck ideal for an alfresco cooking space or further seating area. Call us now for more information, we are \*Open 8am - 8pm, 7 Days a Week\*

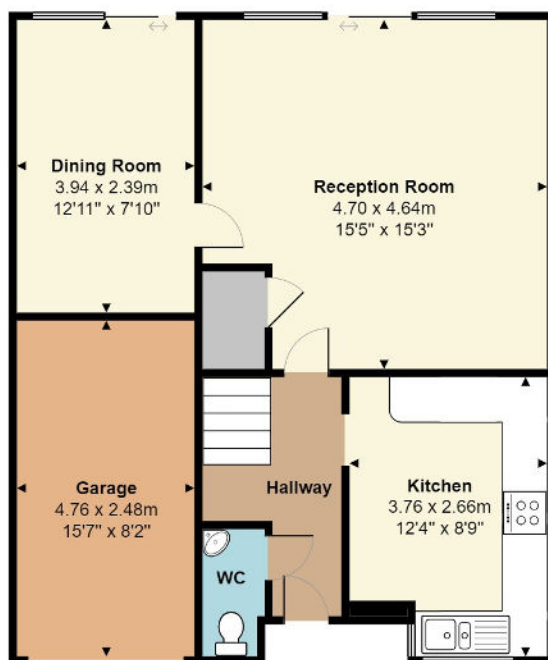
## POINTS OF INTEREST

- LINK DETACHED HOUSE
- THREE BEDROOMS
- FAMILY BATHROOM AND CLOAKROOM
- PRIVATE DRIVEWAY
- OXTED STATION 15 MINUTE DRIVE
- PLANNING FOR A LOFT CONVERSION GRANTED

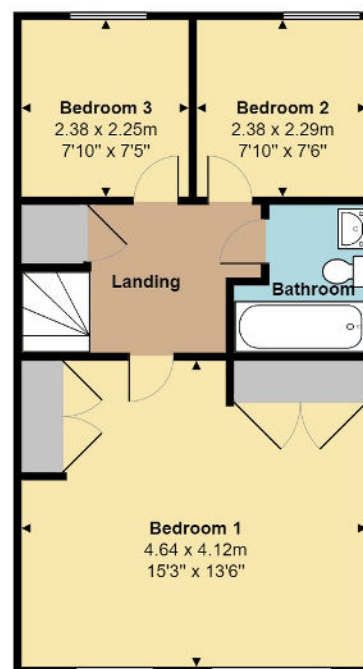


**Mount Pleasant, Westerham, TN16**

Total Floor Area: 100.5 m<sup>2</sup> ... 1082 ft<sup>2</sup>



**Ground Floor**  
Total Floor Area 60.0 m<sup>2</sup> ... 646 ft<sup>2</sup>



**1st Floor**  
Total Floor Area 40.5 m<sup>2</sup> ... 436 ft<sup>2</sup>

Measurements are approximate, not to scale and for illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		60	77
EU Directive 2002/91/EC			