



31 Dowding Road, Biggin Hill, Westerham, TN16 3BG. [www.jackcharles.co.uk](https://www.jackcharles.co.uk)

Asking price £550,000

Jack Charles  
Estate Agents

Sales & Lettings

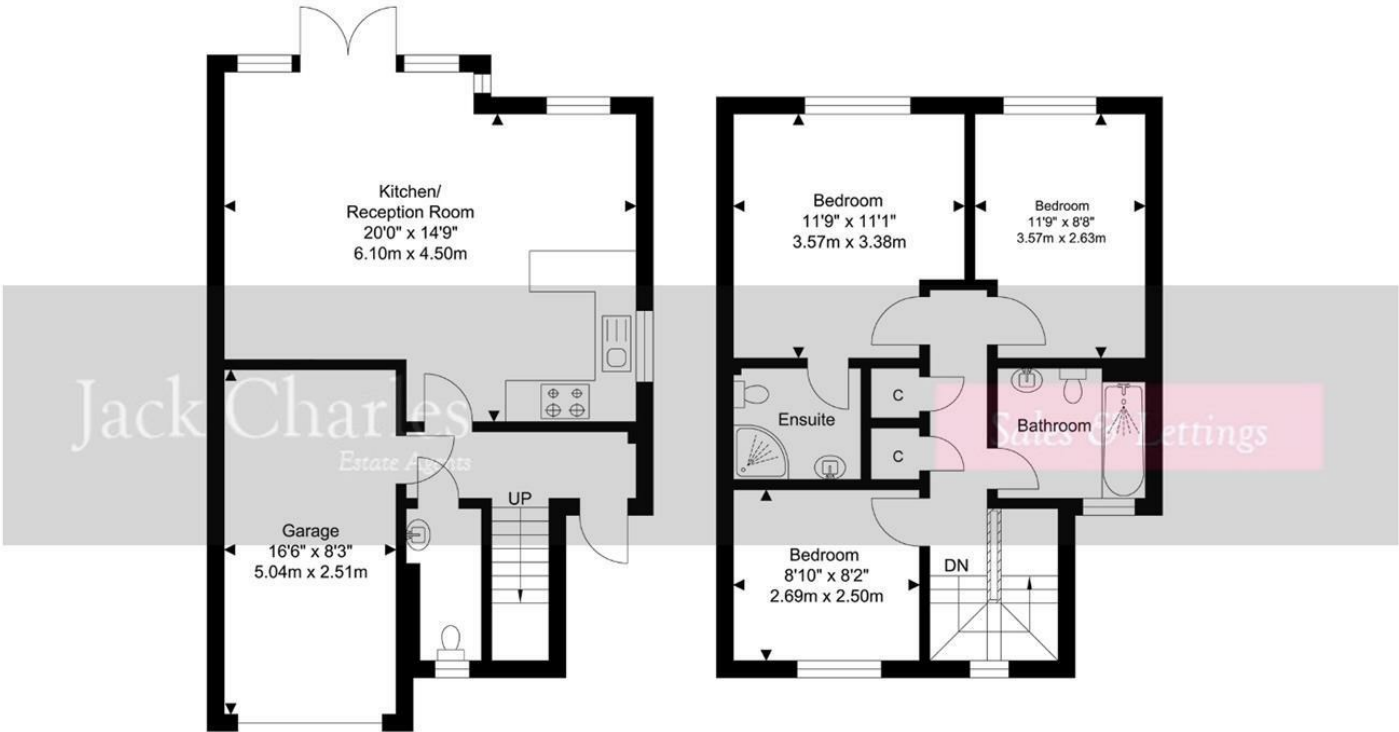


- Highly Desirable Location
  - Open Plan Living Room / Kitchen
  - Pretty Rear Garden

- Three Double Bedrooms
  - Cloakroom/WC
  - Parking

- Ensuite & Family Bathroom
  - Garage (conversion Potential STP)
  - Viewing Recommended

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor  
Approximate Floor Area  
528.29 SQ.FT.  
(49.08 SQ.M.)

First Floor  
Approximate Floor Area  
485.66 SQ.FT.  
(45.12 SQ.M.)

TOTAL APPROX FLOOR AREA 1015.00 SQ.FT. (94.20 SQ. M.)  
For Identification Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

Jack Charles are delighted to offer this modern and well presented three double bedroom semi detached home, built in 2010 and occupied by just one owner from new, positioned on a desirable residential road in Biggin Hill.

The property combines contemporary living with practical, well proportioned accommodation and stylish finishes throughout, making it an excellent choice for families and buyers seeking a turnkey home with future potential.

The accommodation begins with a spacious and welcoming entrance hall, creating an immediate sense of light and space, with a conveniently located ground floor WC. The heart of the home is the impressive open plan kitchen and reception room, thoughtfully designed for both everyday living and entertaining. The kitchen is fitted with modern units, complemented by stainless steel splashbacks and integrated appliances, providing a sleek and functional environment. From the reception area, French doors open directly onto the rear garden, allowing for seamless indoor outdoor living.

To the first floor are three well proportioned double bedrooms, all enjoying pleasant aspects. The principal bedroom benefits from a stylish en suite shower room, while a modern family bathroom serves the remaining bedrooms.

Externally, the property offers off road parking to the front along with a garage, which provides scope for conversion stpp. To the rear is a private and low maintenance garden, laid to lawn and further enhanced by a summer house and freestanding shed, ideal for relaxation, storage or entertaining.

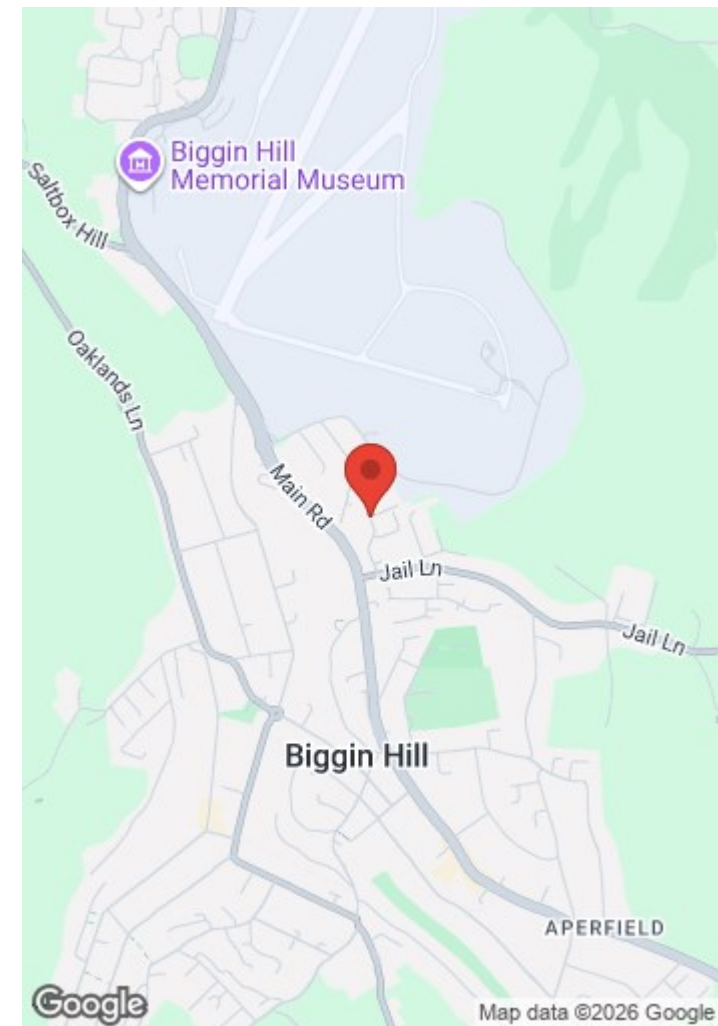
## Location

Dowding Road is a quiet no through road in the upper part of Biggin Hill, just off Jail Lane, within easy walking distance of local amenities. The property sits at the far end of the road and enjoys an open outlook.

Biggin Hill is surrounded by countryside and offers a strong community feel alongside a wide range of amenities including shops, cafes, a library, swimming pool and recreation grounds. Well regarded schools and convenient transport links make the area particularly popular.

The town is well positioned for commuters, with several M25 junctions nearby, good bus routes, rail services from Orpington and Bromley into London, and tram links to Croydon and Wimbledon from New Addington.

There is a good choice of primary schools locally, along with Charles Darwin as the secondary school.







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191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

30 London Road  
Sevenoaks  
Kent TN13 1AP  
Tel: (01732) 678 678

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

