



## 32 St. Marys Grove

Westerham, TN16 3QY

**Asking Price £425,000**

Nestled in the serene locale of Biggin Hill, St Marys Grove is a beautifully presented three-bedroom townhouse, thoughtfully arranged over three storeys. This charming residence boasts off-street parking, an attached garage, and offers delightful views of the surrounding area.

The heart of the home features a spacious and light-filled living area, perfect for both relaxation and entertaining. The modern kitchen/diner is equipped with contemporary fittings, ensuring a seamless cooking experience.

Two generously sized bedrooms and a single bedroom, each designed with comfort in mind. The master bedroom benefits from ample natural light and picturesque views. A well-appointed family bathroom completes this level, featuring modern fixtures and fittings. The property includes a private rear garden, providing an ideal space for outdoor dining, gardening, or simply unwinding while enjoying the tranquil surroundings.

Biggin Hill is renowned for its strong sense of community and rich history. For leisure and recreation, the Biggin Hill Memorial Library and Pool, offers a 25-metre swimming pool, a well-stocked library, and a café. This facility serves as a hub for various community activities and events. Families will appreciate the selection of reputable schools in the vicinity. Oaklands Primary Academy is approximately 1.0 kilometre away, while Biggin Hill Primary School, rated 'Good' by Ofsted, is 1.3 kilometres from the property. For secondary education, Charles Darwin School, also rated 'Good', is situated 1.6 kilometres away.

### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

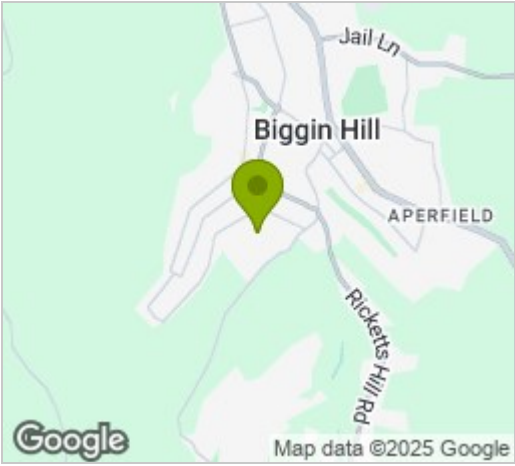
- AMAZING THREE BEDROOM TOWNHOUSE
- CONTEMPORARY FITTED KITCHEN/DINER
- LIVING AREA WITH BUILT IN TV AREA AND STORAGE
- CENTRAL HEATING
- DOUBEL GLAZED
- ADDITIONAL SEPARATE WC
- OFF STREET PARKING
- BUNDLES OF NATURAL LIGHT
- SUNNY SOUTH WEST FACING REAR GARDEN
- ATTACHED GARAGE



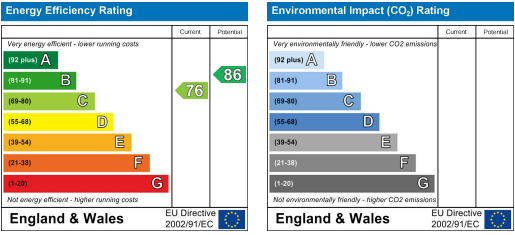
Floor Plan



Area Map



Energy Efficiency Graph



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