



31 Dowding Road, Biggin Hill, Westerham, TN16 3BG.

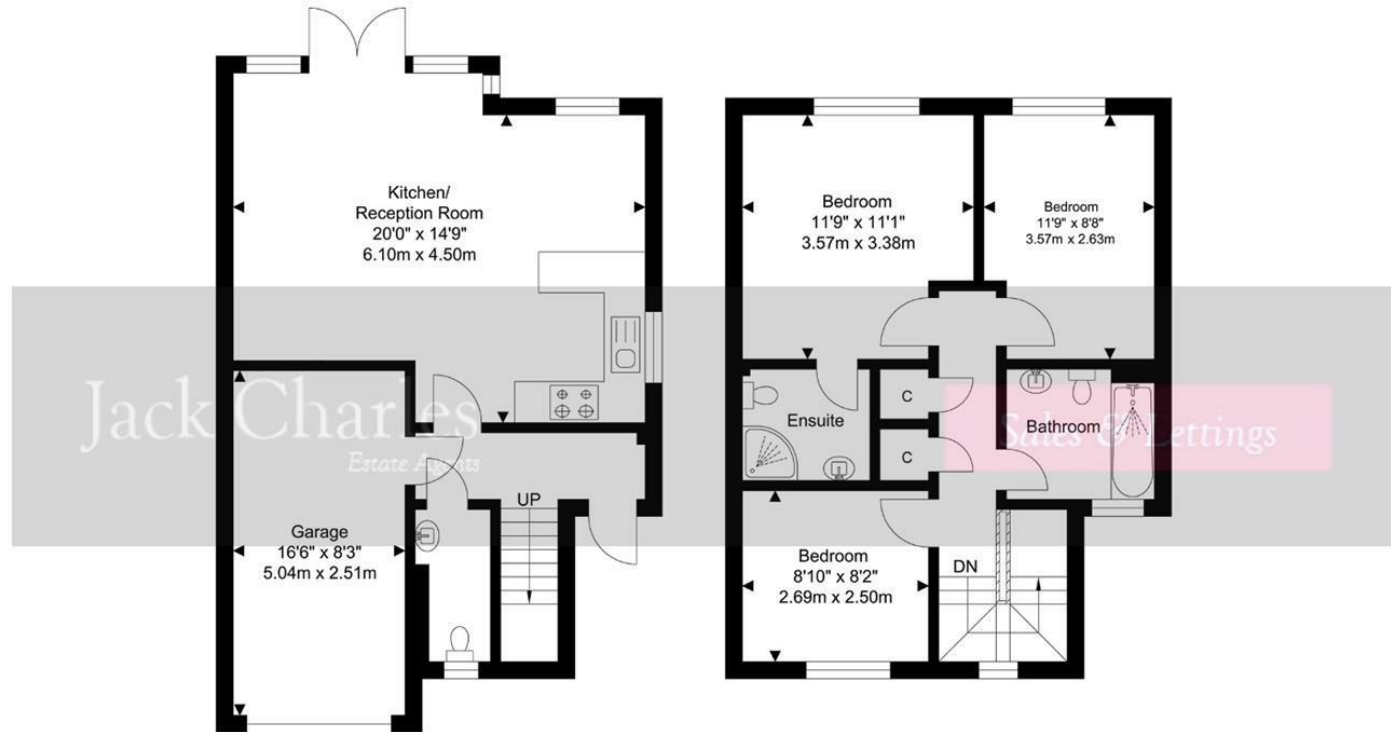
Asking price £550,000

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 - lowest energy costs			
102 plus	A		
101-91	B		
100-80	C		90
100-68	D		78
100-54	E		
101-20	F		
10-20	G		
Not energy efficient - highest energy costs			
England & Wales		EU Directive 2002/91/EC	

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## 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.





Jack Charles



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