



Biggin Hill, SE19 | Offers In Excess Of £500,000

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# In General

- Two bedroom Victorian cottage
- Tastefully upgraded throughout
- Low maintenance rear garden
- Superb studio with power and light
- Nearby parkland
- 23ft reception room

# In Detail

A charming two bedroom Victorian cottage positioned on a quiet residential road nearby Biggin Woods and parkland.

This characterful brick-fronted property is arranged over two levels and boasts a 23ft reception room with a newly refurbished original window, a cosy working fire, and calm sage decorative tones. The kitchen offers an abundance of storage and work space, as well as integrated appliances, solid wood countertops, and a Belfast sink. A stable door leads to a handy utility area with the garden beyond. Upstairs there are two bedrooms (the larger with a sunny westerly aspect) and a beautifully finished bathroom with a freestanding claw-foot tub, a heated towel rail, and elegant fittings.

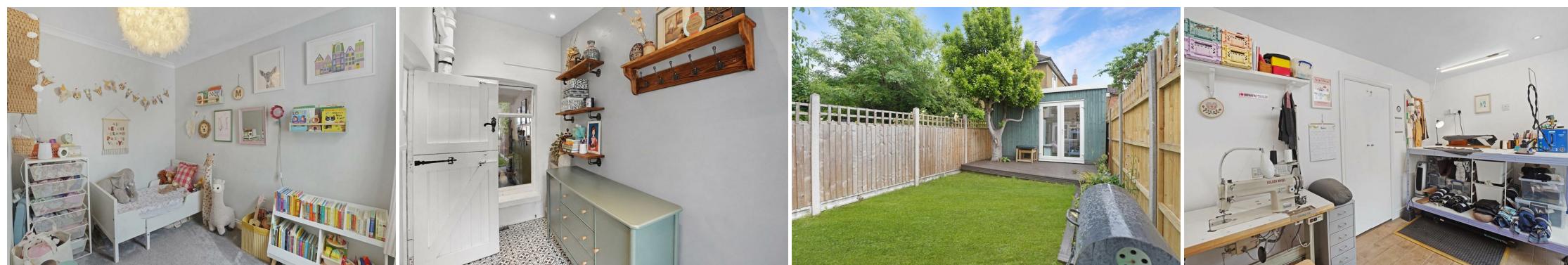
Externally the rear garden has been transformed by the current owners to offer a low maintenance space to relax. A sizeable studio benefits from power and light (plus extra storage space) provides an ideal spot to work or be peacefully creative.

This warm and inviting home is nearby allotments and green spaces, and is primarily served by Norbury rail links. If schools are important then there are popular options at both David Livingstone and Downsview primaries.

This tastefully finished property would suit those seeking a country vibe but with all of the benefits of a London postcode.

N.B Loft conversion planning permission until August 2027

EPC: D | Council Tax Band: C



# Floorplan

## Biggin Hill, SE19

Total\* = 85.5 sq. m / 920.2 sq. ft  
 Ground Floor = 55.9 sq. m / 601.5 sq. ft  
 First Floor = 29.6 sq. m / 318.7 sq. ft  
 ☐ = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			84
(61-91) B			
(49-60) C			
(35-48) D		64	
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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