

THOMAS BROWN

ESTATES



10 Vinson Close, Orpington, BR6 0EP

Asking Price: £750,000

- 4 Double Bedroom Detached House
- Detached Garage, Off Street Parking
- Boasting 25'03 Kitchen/Diner
- Short Walk to Orpington High Street & Station





Property Description

Thomas Brown Estates are delighted to offer this four double bedroom detached property, boasting a 25'03 kitchen/diner, large driveway and detached garage, situated on a very sought after road boasting a short walk to Orpington High Street and Station. The accommodation on offer comprises: entrance hallway, lounge, modern fitted kitchen/diner and a WC to the ground floor. To the first floor is a large landing giving access to four double bedrooms, family bathroom and a shower room. Externally there is a good size rear garden mainly laid to lawn with a decked area, detached garage to the side and off street parking to the front via the block paved drive for numerous vehicles. Vinson Close is within easy access to many local schools, Orpington High Street, bus routes and Orpington station but is surprisingly quiet for such a central location. Please call Thomas Brown Estates to arrange your appointment to view to fully appreciate the size of accommodation and location on offer.



FRONT

Blocked paved driveway for numerous vehicles.

ENTRANCE HALL

Double glazed door and opaque double glazed window to front, double glazed window to side, laminate flooring, radiator and cover.

LOUNGE

22' 02" x 13' 10" (6.76m x 4.22m) Double glazed window to front, two double glazed windows to side, laminate flooring, two radiators.

KITCHEN/DINER

25' 03" x 14' 02" (7.7m x 4.32m) (measured at maximum) Range of matching wall and base units with worktops over, sink and drainer, integrated gas hob with extractor over, integrated oven, integrated fridge/freezer, integrated microwave, integrated washing machine, integrated dishwasher, double glazed French doors to rear, double glazed windows to side and rear, tiled flooring.

CLOAKROOM

Low level WC, wash hand basin, opaque double glazed window to side, laminate flooring.

STAIRS TO FIRST FLOOR LANDING

Skylight, carpet, radiator.

BEDROOM 1

13' 09" x 13' 07" (4.19m x 4.14m) Double glazed windows to front and side, laminate flooring, radiator.

BEDROOM 2

12' 08" x 10' 03" (3.86m x 3.12m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

13' 04" x 8' 03" (4.06m x 2.51m) Double glazed window to side and rear, laminate flooring, radiator.

BEDROOM 4

10' 03" x 8' 11" (3.12m x 2.72m) Skylight, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, opaque double glazed window to front, part tiled walls, tiled flooring, heated towel rail.

SHOWER

Wash hand basin, shower, tiled walls, tiled flooring. (To be completed).

OTHER BENEFITS INCLUDE:

GARDEN

48' 0" x 30' 0" (14.63m x 9.14m) Decked area with rest laid to lawn, side access, mature flowerbeds.

DETACHED GARAGE

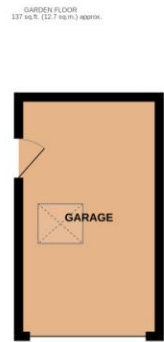
15' 04" x 8' 11" (4.67m x 2.72m) Roller blind door to front, opaque double glazed door to side, skylight, power and light.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





TOTAL FLOOR AREA : 1620 sq.ft. (150.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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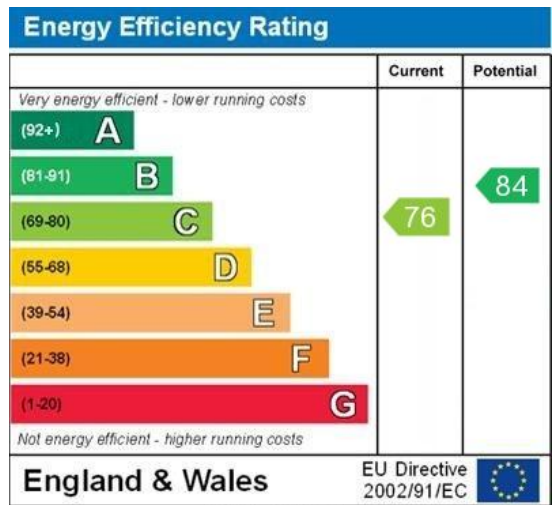


Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold



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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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