

THOMAS BROWN

ESTATES



70 Vinson Close, Orpington, BR6 0EG

- 3 Bedroom Semi-Detached House
- Short Walk to Orpington High Street & Station

Fixed Price: £588,000

- Fantastic Potential to Extend (STPP)
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this well presented three bedroom semi-detached property, situated towards the end of a very sought after and quiet close, boasting a short walk to Orpington High Street and Station. The property is being offered to the market with no forward chain and comprises: entrance porch and hallway, 27'1 lounge that is open plan to the dining room and fitted kitchen to the ground floor. To the first floor is a landing giving access to three bedrooms and family bathroom. Externally there is a good size rear garden mainly laid to lawn with a patio/decked area and off street parking to the front. STPP there is fantastic potential to extend across the rear and/or into the loft space as many have done in the road. 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.



ENTRANCE PORCH

Double glazed door to front, tiled flooring.



LOUNGE/DINER

27' 01" x 12' 07" (8.25m x 3.84m) (open plan to kitchen)
Feature fireplace, double glazed window to front,
double glazed door to rear, part carpet, part wood
effect flooring, two radiators.

KITCHEN

11' 01" x 6' 11" (3.38m x 2.11m) Range of matching wall
and base units with worktops over, stainless steel sink
and drainer, integrated oven, integrated gas hob with
extractor over, integrated fridge/freezer, integrated
washing machine, tiled splashback, double glazed
window to rear, Amtico flooring.

STAIRS TO FIRST FLOOR LANDING

Feature double glazed panel to side, carpet.



BEDROOM 1

13' 09" x 12' 06" (4.19m x 3.81m) Double glazed bay
window to front, carpet, radiator.

BEDROOM 2

12' 06" x 11' 01" (3.81m x 3.38m) Double glazed
window to rear, carpet, radiator.

BEDROOM 3

10' 09" x 7' 11" (3.28m x 2.41m) Double glazed window
to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over,
double glazed opaque window to front, Amtico flooring,
radiator.

OTHER BENEFITS INCLUDE:

GARDEN

44' 0" x 42' 0" (13.41m x 12.8m) (measured at
maximum) Patio and decked areas with rest laid to
lawn, power, outside tap, side access.

OFF STREET PARKING

Drive with space for two vehicles.

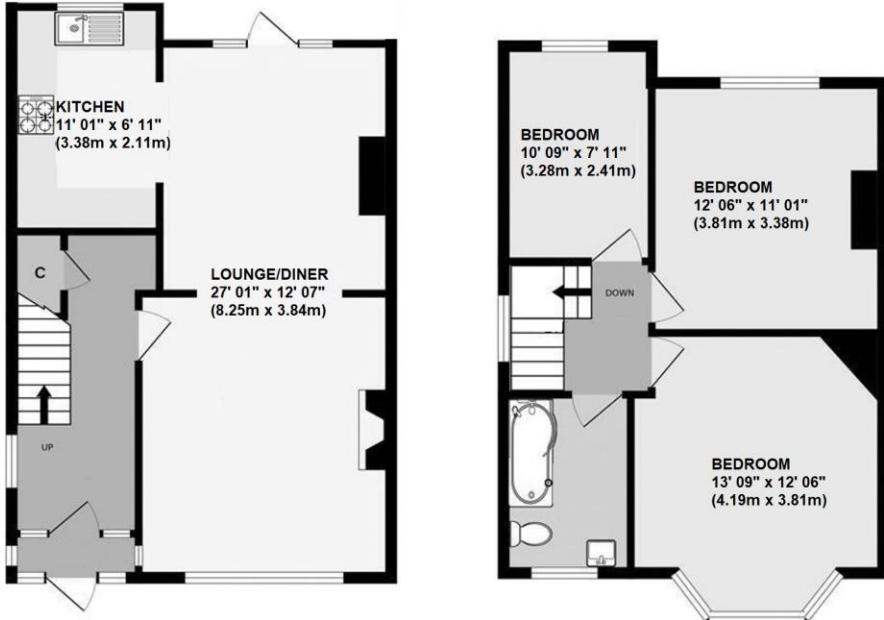
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

ALARMED

NO FORWARD CHAIN





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. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown may not have been tested and no guarantee as to their operability or efficiency can be given.
Made with Membrane 02024



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| WWW.EPC4U.COM | | |

Council Tax Band: E

Tenure: Freehold

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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