

# THOMAS BROWN

ESTATES



**70 Vinson Close, Orpington, BR6 0EG**

**Asking Price: £615,000**

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

#### ENTRANCE HALL

Double glazed opaque door to front, double glazed opaque panel to side, wood effect flooring, understairs storage, radiator.

#### 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.

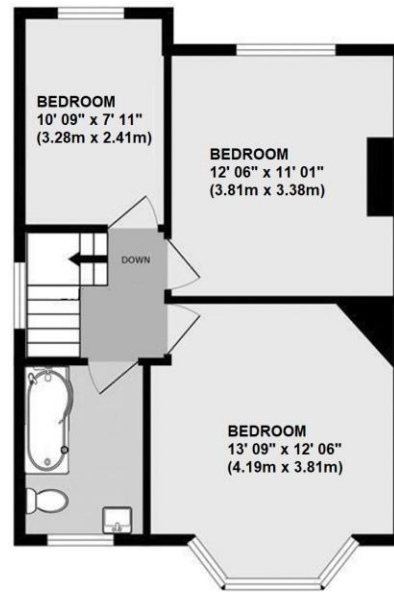
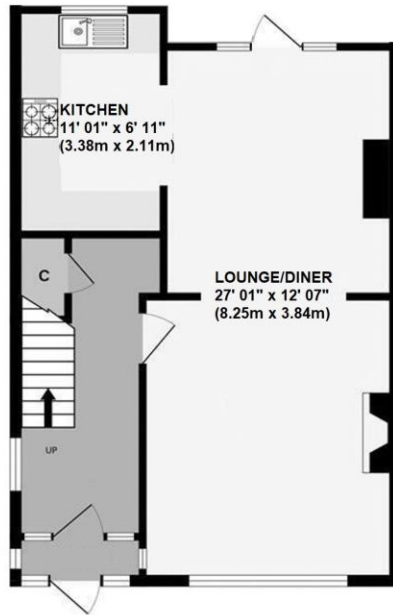
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### ALARMED

#### NO FORWARD CHAIN



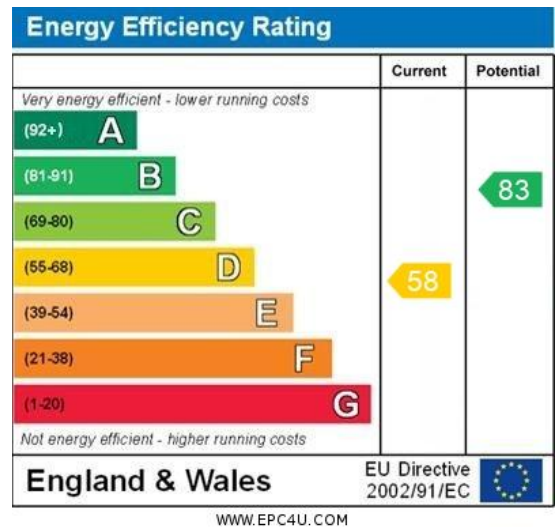


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**Council Tax Band: E**

**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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