

THOMAS BROWN

ESTATES



60 Vinson Close, Orpington, BR6 0EG

Asking Price: £675,000

- 3 Bedroom Semi-Detached House
- Short Walk to Orpington High Street & Station
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Sought After Close





Property Description

Thomas Brown Estates are delighted to offer this well presented 3 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, lounge that is open plan to the dining room and extended modern fitted kitchen to the ground floor. To the first floor is a landing giving access to three bedrooms, family bathroom and a WC. Externally there is a good size rear garden mainly laid to lawn with a patio area, garage to the side 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

Door to front, laminate flooring, radiator.

LOUNGE

13' 06" x 11' 11" (4.11m x 3.63m) Double glazed window to front, laminate flooring, radiator.

DINING ROOM

13' 03" x 10' 10" (4.04m x 3.3m) Double glazed French doors to rear, laminate flooring, radiator.

KITCHEN

13' 05" x 9' 09" (4.09m x 2.97m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, space for dishwasher, space for tumble dryer, two double glazed windows to rear, double glazed opaque door to side, wood effect flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM 1

13' 0" x 11' 08" (3.96m x 3.56m) Double glazed window to front, carpet, radiator.

BEDROOM 2

13' 03" x 10' 05" (4.04m x 3.18m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 03" x 6' 06" (2.82m x 1.98m) Double glazed window to front, carpet, radiator.

BATHROOM

Wash hand basin, bath with shower attachment, double glazed opaque window to rear, vinyl flooring, heated towel rail, radiator.

SEPARATE WC

Low level WC, double glazed opaque window to side, vinyl flooring.

OTHER BENEFITS I INCLUDE:

REAR GARDEN

100' 0" (30.48m) (approx.) Patio area with rest laid to lawn.

FRONT GARDEN

Drive, part laid to lawn, flowerbeds.

GARAGE

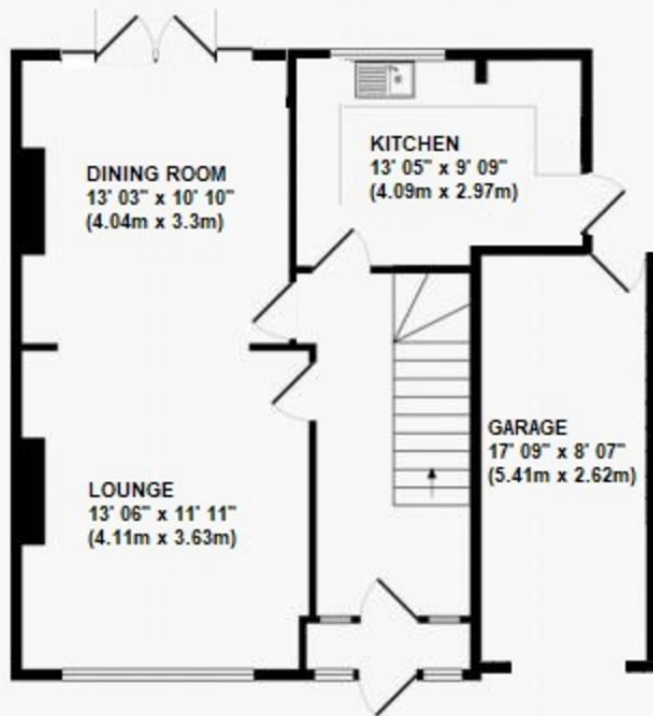
17' 09" x 8' 07" (5.41m x 2.62m) Up and over door to front, double glazed door to rear, sink, power and light.

DOUBLE GLAZING

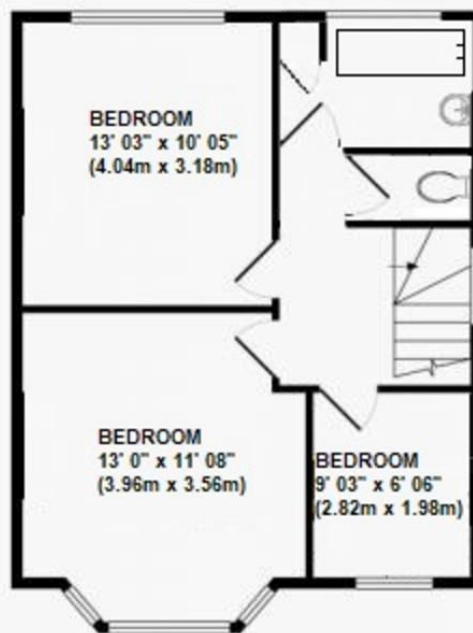
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





GROUND FLOOR



1ST FLOOR

This plan is for illustration purpose only - not to scale



Construction: Standard

Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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