

THOMAS BROWN

ESTATES

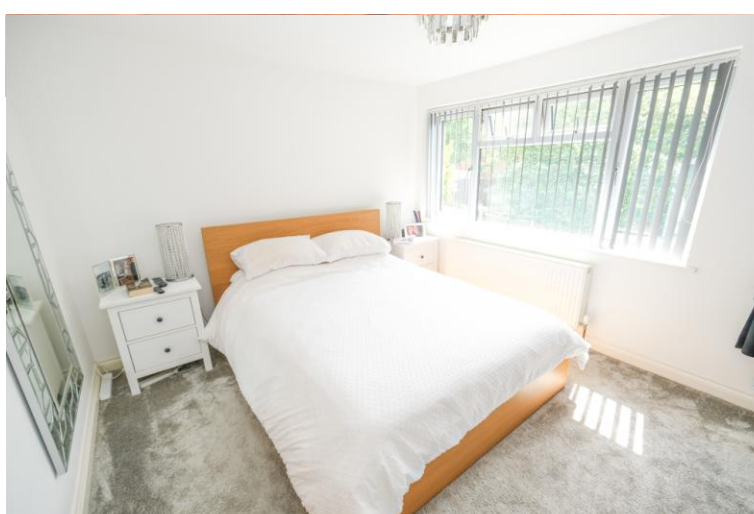


23 Vine Road, Orpington, BR6 6DT

Asking Price: £649,950

- 3 Bedroom Detached House
- Open Plan Lounge/Dining Room
- Walking Distance to Glentrammon Park & Chelsfield Station
- Modernised Throughout Since 2021





Property Description

Thomas Brown Estates are delighted to offer this three bedroom detached property, modernised throughout by the current owners since 2021, situated in the ever popular Green Street Green boasting easy walking distance to Chelsfield Station, Glentrammon Park and Green Street Green Primary School. The accommodation on offer comprises; entrance hall, open plan lounge/dining room with direct access to the rear garden, modern fitted kitchen, study, utility area and a WC to the ground floor. To the first floor are three bedrooms and a bathroom. Externally there is a low maintenance landscaped rear garden perfect for entertaining and alfresco dining, garage to the side and ample off road parking via the driveway and carport. Vine Road is very well located for local schools, shops, bus routes and Chelsfield Station. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of finish and location on offer.



ENTRANCE HALL

Double glazed composite door to front, two double glazed opaque windows to front, herringbone flooring, radiator.

LOUNGE/DINER

27' 06" x 10' 02" (8.38m x 3.1m) Two double glazed French doors to rear, double glazed opaque panel to side, parquet flooring, two radiators.

KITCHEN

12' 03" x 7' 10" (3.73m x 2.39m) Range of matching wall and base units with quartz worktops over, one and a half bowl stainless steel sink, space for Rangemaster cooker, space for fridge/freezer, space for washing machine, extractor hood, double glazed window to front, herringbone flooring.

UTILITY ROOM

6' 08" x 6' 04" (2.03m x 1.93m) Range of matching wall and base units with quartz worktops over, space for slimline dishwasher, space for tumble dryer, double glazed opaque door to front, double glazed opaque window to front, herringbone flooring.

STUDY

10' 08" x 9' 11" (3.25m x 3.02m) Double glazed French doors to rear, herringbone flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to front, tiled flooring, radiator.

STAIRS

Wooden staircase.

LANDING

Double glazed window to front, carpet.

BEDROOM 1

14' 01" x 10' 01" (4.29m x 3.07m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

15' 03" x 8' 03" (4.65m x 2.51m) Double glazed window to side, carpet, radiator.

BEDROOM 3

10' 01" x 7' 11" (3.07m x 2.41m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with Rainforest head and attachment, double glazed opaque window to side, tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

50' 0" x 18' 0" (15.24m x 5.49m) Landscaped/low maintenance, patio area, artificial lawn, side access.

GARAGE

17' 03" x 8' 05" (5.26m x 2.57m) Electric up and over door to front, double glazed opaque door to side, double glazed opaque panels to side, power and light.

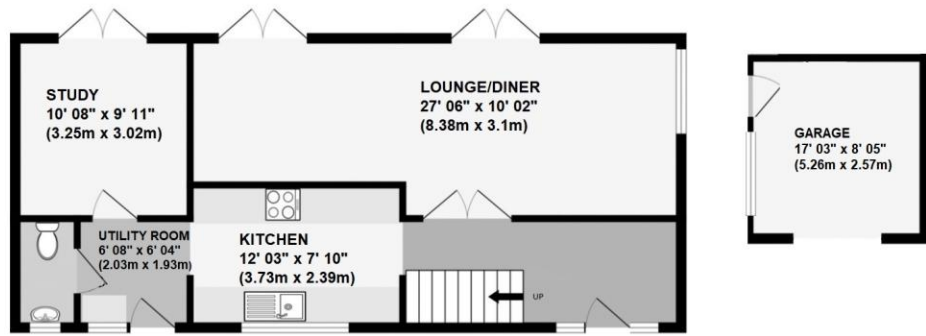
OFF STREET PARKING

DOUBLE GLAZING

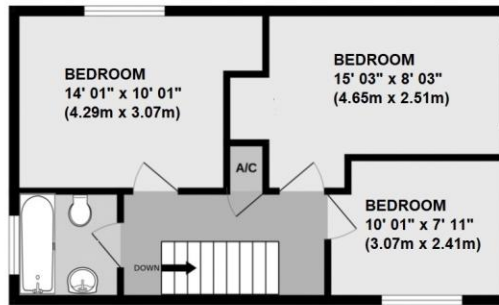
CENTRAL HEATING SYSTEM



GROUND FLOOR



1ST FLOOR



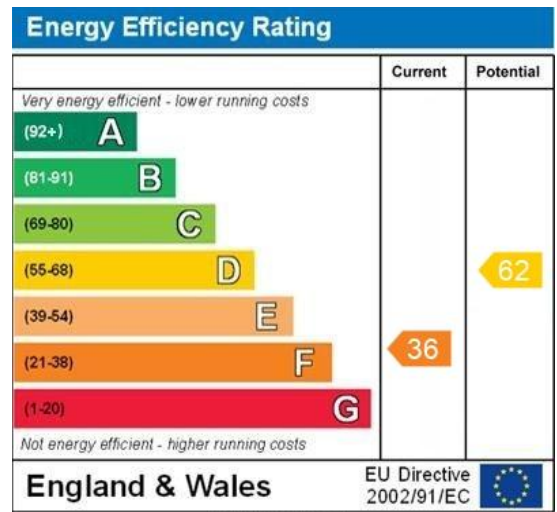
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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