



Offers Over £850,000 Freehold



Vanburgh Close, Orpington



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this large unique multi-purpose 5/6 bedroom semi-detached house, offering excellent versatility, situated on a desirable cul-de-sac close to schools and transport links including Orpington Station.

The house comprises 3 bedrooms, large living room, dining room, luxury fitted kitchen, shower room, utility room/cloakroom, and a large cellar.

The annexe, which can be accessed via an internal lockable door, additionally comprises kitchen (which the owners are happy to convert into a bedroom upon exchange), living room/bedroom, bedroom, and shower room.

Further benefits include 1,972 sq ft (approx) rear garden and off street parking for up to 3 cars.

Total Internal Area approx: 2,336.30 sq ft (217.05 sq m). EPC C73





ROOM DESCRIPTIONS

HOUSE GROUND FLOOR

Entrance Hall

LVT flooring, ceiling coving, fitted cupboard, double glazed windows; access to loft; lockable door to annexe.

Kitchen

3.63m x 2.46m (11' 11" x 8' 1") LVT flooring; range of soft-closing wood wall and base units with wood worktops and splashback; black sink and drainer unit; fitted AEG induction hob, stainless steel extractor hood; 2 slide-and-hide oven/grills; integrated fridge/freezer, integrated dishwasher, double glazed skylight; double glazed windows with shutters.

Dining Room

4.50m x 2.96m (14' 9" x 9' 9") LVT flooring, ceiling coving, radiator; double glazed windows with shutters; double glazed door opening onto large balcony overlooking rear garden with direct access via stairs.

Bedroom

5.33m x 3.37m (17' 6" x 11' 1") LVT flooring, ceiling coving, radiator, fitted wardrobes, fitted dressing table, fitted chest of drawers, matching bedside tables, double glazed skylight, double glazed window; double glazed french doors with venetian blinds, opening onto large balcony overlooking rear garden with direct access via stairs.

Bedroom

4.52m x 3.42m (14' 10" x 11' 3") LVT flooring, ceiling coving, radiator; double glazed french doors opening onto large balcony overlooking rear garden with direct access via stairs.

Shower Room

2.06m x 1.31m (6' 9" x 4' 4") Tiled flooring, tiled walls; step-free shower enclosure with handheld and rainfall thermostatic fitting; vanity unit with wash-hand basin; heated towel-rail, extractor fan, wall-mounted mirror.

Utility Room / Cloakroom

2.63m x 1.50m (8' 8" x 4' 11") Tiled flooring, tiled walls, w/c, stainless steel sink, granite-effect worktop, storage cupboard, heated towel-rail, double glazed window.

HOUSE LOWER GROUND FLOOR

Living Room

6.77m x 6.53m (22' 3" x 21' 5") LVT flooring, ceiling coving, 3 radiators; double glazed windows with blinds; double glazed french doors.

Hallway

LVT flooring; space and connections for American-style fridge/freezer.

Bedroom / Study / Gym

4.03m x 2.46m (13' 3" x 8' 1") LVT flooring, radiator, double glazed windows.

Cellar

11.93m x 4.77m (39' 2" x 15' 8") Electrical power and lighting.

ANNEXE GROUND FLOOR

Entrance Hall

LVT flooring, ceiling coving, radiator, storage cupboard; connecting lockable door to house.

Living Room / Bedroom

3.11m x 3.00m (10' 2" x 9' 10") LVT flooring, ceiling coving, radiator, fitted wardrobes, fitted desk; double glazed windows with shutters.

Kitchen / Bedroom

2.73m x 2.24m (8' 11" x 7' 4") LVT flooring; range of wood wall and base units with wood worktops and splashback; stainless steel sink and drainer unit; fitted gas hob, stainless steel extractor hood; cupboard housing fridge; double glazed windows with shutters.

NB: This kitchen can be converted to a bedroom should a buyer prefer, with the necessary work completed by the vendors after exchange of contracts.

Bedroom

4.21m x 3.30m (13' 10" x 10' 10") Carpeted, ceiling coving, radiator; double glazed windows with shutters.

Shower Room

2.19m x 1.77m (7' 2" x 5' 10") LVT flooring, tiled walls; large shower enclosure with thermostatic shower; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan; double glazed windows with shutters.

EXTERNAL

Front Driveway

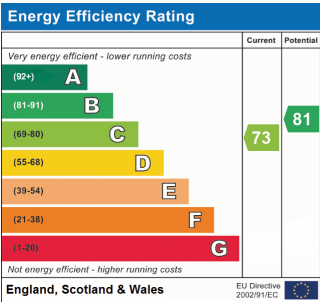
Off street parking for 3 cars.

Rear Garden

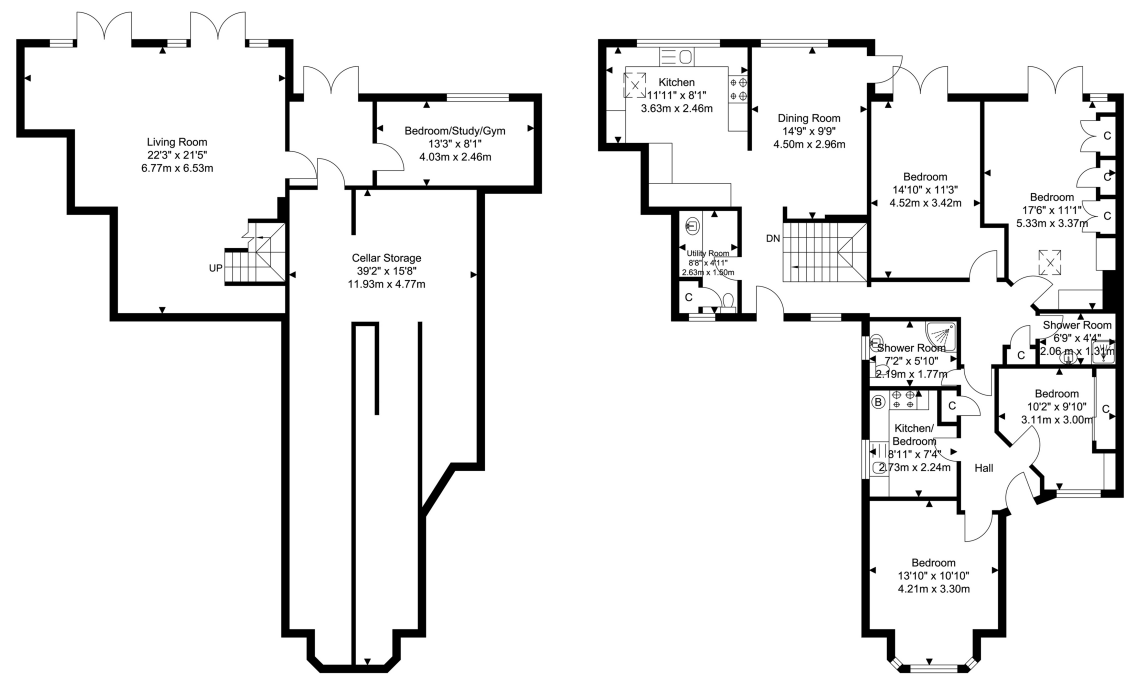
Large garden with decking, lawn, flowerbeds, outdoor powerpoint, outdoor tap; side access.

Information:

- Close to sought-after schools
- Easy access to A21/ M25
- 0.6 miles (approx) to Orpington Station
- 1.0 miles (approx) Walnuts Shopping Centre
- Council Tax: Band F



FLOORPLAN



Lower Ground Floor
Approximate Floor Area
1189.41 SQ.FT.
(101.21 SQ.M.)

Ground Floor
Approximate Floor Area
1246.89 SQ.FT.
(115.84 SQ.M.)

TOTAL APPROX FLOOR AREA 2336.30 SQ. FT / 217.05 SQ. M
For Identification Purposes Only.

