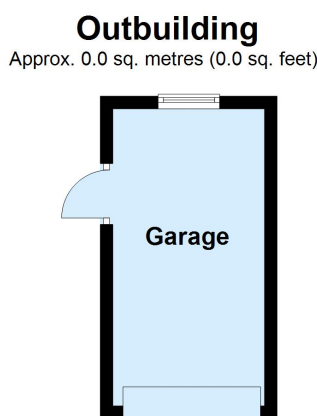
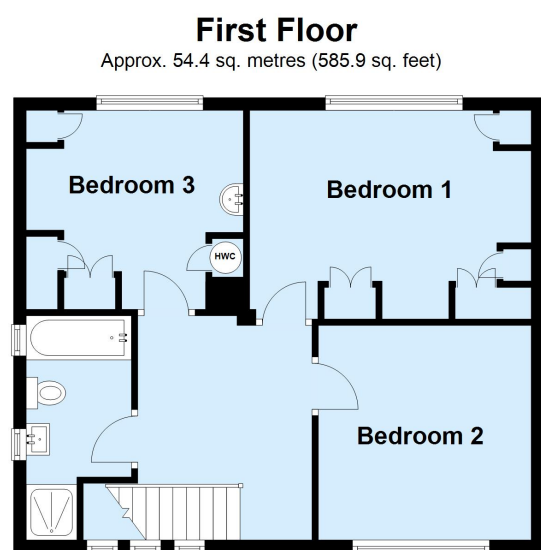
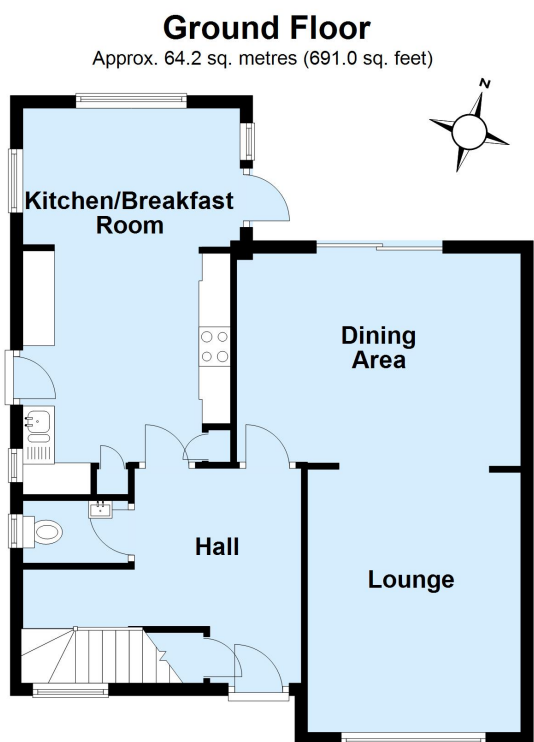




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 118.6 sq. metres (1276.9 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

4 Vale Close, Orpington, Kent, BR6 7AJ
Guide Price £725,000 Freehold

- Detached Family House
- Two Reception Areas
- Private Driveway
- Cul-De-Sac Aspect
- Three Bedrooms
- Extended Dining Kitchen
- Detached Garage
- Ideal Darrick Wood Schools



4 Vale Close, Orpington, Kent, BR6 7AJ

GUIDE PRICE £725,000 - £750,000

This detached house offers a one family ownership since built in the 1950's and features a cul-de-sac aspect within easy walking distance of Locksbottom amenities, Darrick Wood Schools, good transport links to Orpington and Bromley, plus nearby PRU General Hospital. There are three well-proportioned bedrooms, a double aspect lounge/ diner, extended breakfast kitchen, cloakroom off the entrance hall and family bathroom with shower cubicle. The private driveway leads to a brick built single garage, dual side access and a wide rear garden mainly laid to lawn, providing further scope for redevelopment. Additional benefits include wrap around gardens, light and airy rooms, parquet flooring, gas central heating and double glazing and CHAIN-FREE possession. Exclusive to PROCTORS.

Location

From Locksbottom high street, drive towards Orpington Station, turn right into Starts Hill, right into Hilda Vale Road and Vale Close is on the right.



Ground Floor

Entrance Hall

Double glazed entrance door, build-in coats cupboard, radiator, original flooring, under stairs cupboard.

Cloakroom

Double glazed window to side, white suite comprising WC, hand wash basin on vanity unit, heated towel rail.

Lounge / Diner

Lounge Area

4.25m x 3.49m (14' 0" x 11' 5") (front aspect) Double glazed window to front, gas fire (not tested), radiator, original parquet flooring.

Dining Room Area

4.50m x 3.28m (14' 9" x 10' 9") Double glazed sliding patio doors to rear, radiator, serving hatch.

Breakfast Kitchen

5.55m x 3.30m (18' 3" x 10' 10") Double glazed door and window to side, modern wall and base cabinets, built-in electric oven, electric hob set in granite worktop, inset one and a half bowl sink unit, integrated fridge and freezer, base cabinet for washing machine and tumble dryer (negotiable), extractor hood, recessed ceiling lights, ceramic tiled floor, open plan to breakfast Area.

Breakfast/ Dining Area

Triple aspect with double glazed windows, radiator, wall light points, double glazed French doors to garden.

First Floor

Landing

Bedroom One

4.52m x 3.27m (14' 10" x 10' 9") Double glazed window to rear, radiator, fitted wardrobes, hand wash basin.

Bedroom Two

4.27m x 3.50m (14' 0" x 11' 6") Double glazed window to front, radiator.

Bedroom Three

3.34m x 3.14m (11' 0" x 10' 4") Double glazed window to rear, radiator, fitted wardrobes, hand wash basin.

Bathroom & Shower

2.50m x 1.66m (8' 2" x 5' 5") Two double glazed windows to side, white suite comprising bath, hand wash basin, WC, separate shower cubicle, recessed ceiling lights, ceramic tiled floor, extractor fan, heated towel rail.

Outside

Wrap Around Garden.

Garden to all sides of the property, mainly laid to lawn, established border shrubs, paved patio area, two side entrances, greenhouse, door to garage.

Detached Single Garage

4.75m x 2.50m (15' 7" x 8' 2") Detached brick built garage with parking to rear, power and light, electric up and over door, double glazed window to rear and double glazed door to side.

Frontage

Private driveway and garden.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: G

