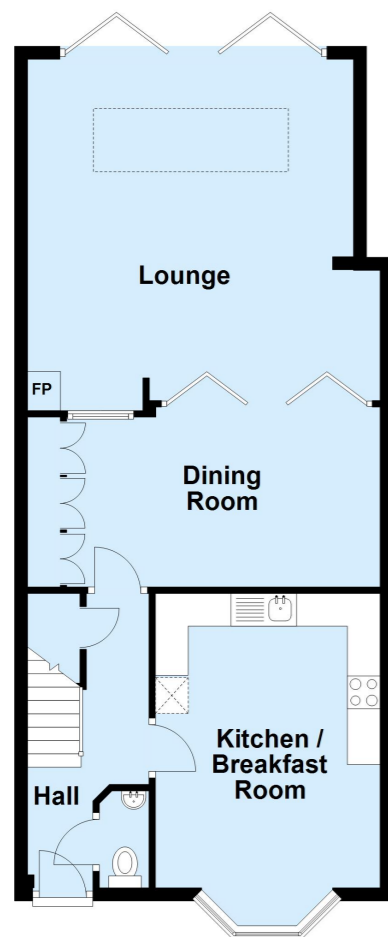


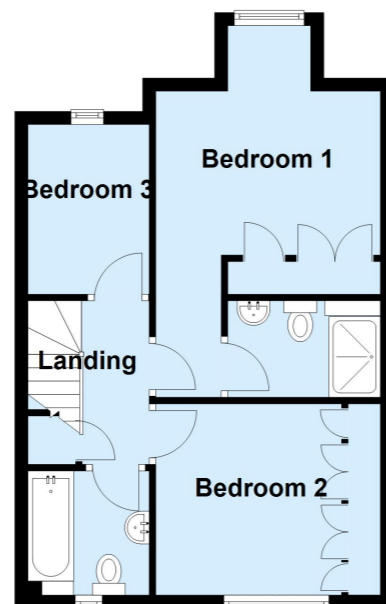
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



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

74 Vinson Close, Orpington, Kent, BR6 0EG

Guide Price £650,000 Freehold

- Deceptively Spacious Semi-Det
- En-Suite Shower Room
- Spacious Breakfast Kitchen
- Popular Roof Lantern
- Three Generous Bedrooms
- Two Sizeable Receptions
- Desirable Wood Burner
- Secluded Rear Garden

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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74 Vinson Close, Orpington, Kent, BR6 0EG

GUIDE PRICE £650,000 - £675,000

This 2005 built semi-detached house occupies a quiet cul-de-sac setting in the heart of Orpington within close walking distance of the mainline station, high street amenities, The Walnuts for leisure pursuits, good transport links, nearby grammar schools St Olaves and Newstead Woods senior schools, plus reputable local schools close at hand. The accommodation comprises three generous bedrooms, an en-suite shower room off the main bedroom, a dining room leading to an extended living space, breakfast kitchen with bright bay window, family bathroom with second shower and cloakroom off the entrance hallway. The owners have fitted a cosy wood burner in the main reception room plus a replacement roof lantern emphasizing the natural light, coupled with trendy bi-fold doors. There is gas central heating and a pressurised hot water system. Outside you will find a very secluded garden with leafy outlook, a large terrace via the bi-folds for alfresco dining, and allocated parking just in front of the house. The property includes integrated kitchen appliances, a well-presented interior throughout, security system and double glazed windows to name a few. Interior viewing comes highly recommended to fully appreciate the space on offer. Exclusive to PROCTORS.

Location

From the High Street, proceed into Knoll Rise and Vinson Close is on the right. The property is located at the far end within the newer development on the right. Parking in the first or second bay under the pergola.



Ground Floor

Entrance

4.83m x 2.04m (15' 10" x 6' 8") New double glazed entrance door, under stairs storage with light, radiator.

Cloakroom

W.C., hand wash basin, radiator.

Dining Room

5.34m x 2.92m (17' 6" x 9' 7") Semi open plan to main living area, contemporary dividing doors, wall to wall storage units (negotiable), limestone fire place surround with gas coal effect fire.

Living Room

5.48m x 5.34m (18' 0" x 17' 6") Bi-fold doors to paved terrace, wood burner, radiator, central roof lantern providing natural light, recessed ceiling lights, cable point and T.V. point.

Breakfast Kitchen

4.83m x 3.05m (15' 10" x 10' 0") Double glazed bay window to front, range of Maple fronted wall and base cabinetry, built-in electric oven and gas hob unit set in worktop, stainless steel splash back to extractor chimney, integrated fridge and freezer, integrated dishwasher, built-under

washing machine, pelmet lighting, recessed ceiling lights, radiator, concealed central heating boiler.

First Floor

Landing

Built-in airing cupboard with pressurised hot water cylinder, light.

Bedroom One

5.33m x 3.30m (17' 6" x 10' 10") Double glazed window to rear, radiator, built-in double and single wardrobe, radiator, access to loft (via ladder).

En-Suite Shower Room

Double sided shower cubicle, W.C., hand wash basin, wall cabinet, towel rail, extractor fan, recessed ceiling lights.

Bedroom Two

3.19m x 3.19m (10' 6" x 10' 6") Double glazed window to front, fitted Venetian blinds, fitted wardrobes (negotiable), radiator.

Bedroom Three

2.73m x 1.92m (8' 11" x 6' 4") Double glazed window to rear, Venetian blinds, radiator.

Family Bathroom

1.93m x 1.92m (6' 4" x 6' 4") Double glazed window to front, bath with built-in shower and screen, W.C., hand wash basin, heated towel rail, wall cabinets (negotiable), extractor fan, recessed ceiling lights.

Outside

Rear Garden

Secluded terrace directly from the living area, steps down to the lawn area, established evergreen borders, garden shed, outside light, side access. There is an attractive woodland style outlook to the rear aspect adding to the seclusion.

Parking

Allocated parking to the front of the house within the pergola.

Frontage

Allocated parking to front, screened hedging and pergola.

Additional Information

Council Tax

Local Authority: Bromley
Tax Band : E

