

# THOMAS BROWN

ESTATES



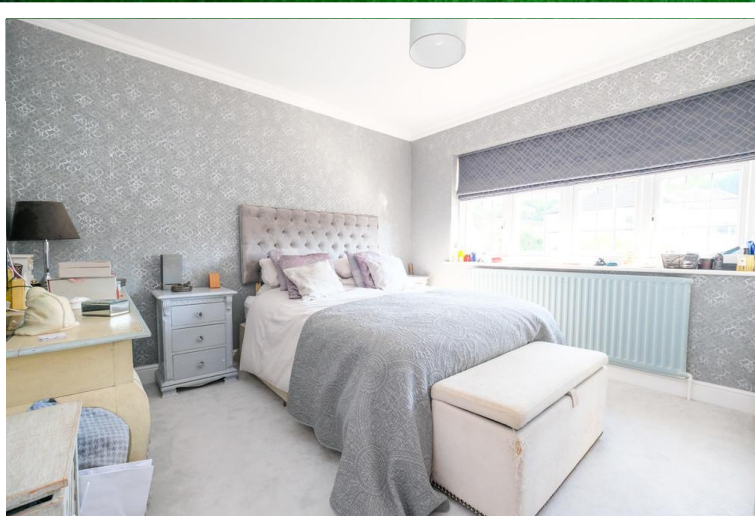
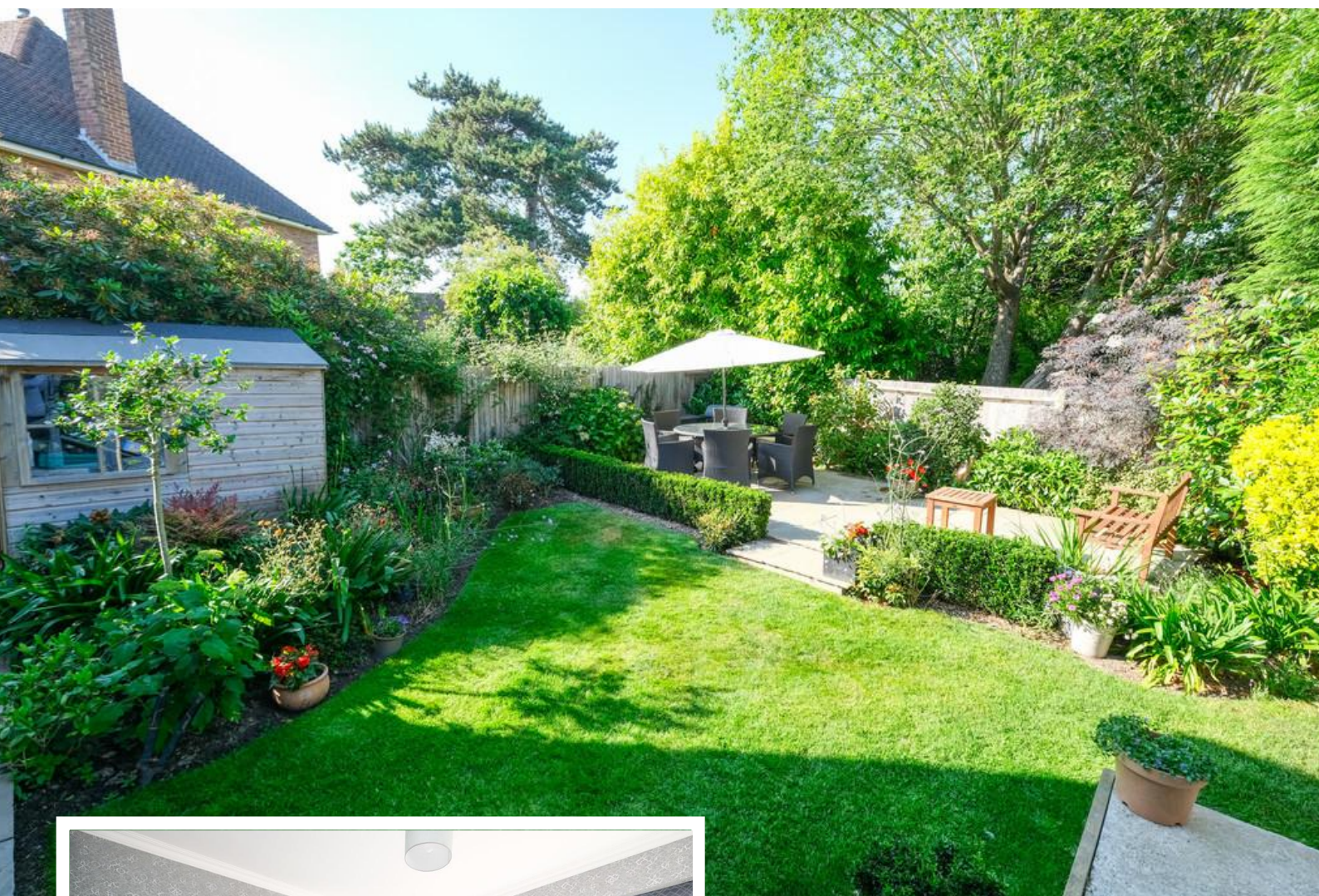
**5 Vale Close, Orpington, BR6 7AJ**

**Offers IEO: £800,000**

- 3 Bedroom Extended Detached House
- Close Proximity to Darrick Wood Schools
- 2 Reception Rooms & 2 Bathrooms
- Situated in a Quiet Close of 7 Properties







## Property Description

Thomas Brown Estates are delighted to offer this recently refurbished, immaculately presented and extended three bedroom two bathroom detached property, situated in a quiet close of just seven properties and located within close proximity to Darrick Wood Schools, Locksbottom High Street and Farnborough Village. The accommodation on offer comprises; entrance hallway, lounge, 20'4 kitchen/diner, family room (kitchen/diner and family room have direct access to the rear garden), shower room and a WC to the ground floor. To the first floor is a landing giving access to three bedrooms and an executive bathroom with separate bath and walk-in shower. Externally is a mature secluded garden perfect for alfresco dining and entertaining, integral garage to the side and a driveway to the front for numerous vehicles. Vale Close is very well located for local schools (Darrick Wood, Ravenswood, Tubbenden, Newstead Wood and St. Olaves); shops, cafes and restaurants of Locksbottom High Street and the wonderful High Elms and Farnborough Village. Internal viewing is highly recommended to appreciate the location and specification on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.





#### ENTRANCE HALL

Door to front, double glazed window to side, parquet flooring, radiator.

#### LOUNGE

15' 11" x 12' 07" (4.85m x 3.84m) Double glazed window to front, parquet flooring, radiator.

#### KITCHEN/DINER

20' 04" x 12' 08" (6.2m x 3.86m) Range of fitted wall and base units with marble worktops over, one and a half bowl ceramic sink and drainer, space for range style cooker, space for fridge/freezer, space for washing machine, space for dishwasher, fitted seating, central island/breakfast bar, double glazed window and double glazed French doors to rear, tiled flooring, two radiators.

#### FAMILY ROOM

14' 01" x 13' 09" (4.29m x 4.19m) Two double glazed windows to rear, double glazed French doors to side, wood panelling to one wall, solid wood flooring, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle, double glazed opaque window to side, tiled flooring, heated towel rail.

#### CLOAKROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, carpet.

#### BEDROOM 1

14' 09" x 11' 0" (4.5m x 3.35m) Built in wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

12' 02" x 10' 05" (3.71m x 3.18m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 03" x 7' 11" (2.51m x 2.41m) (measured to front of wardrobes) Built in and fitted wardrobes, double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double walk-in power shower cubicle, double glazed opaque window to side and rear, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

45' 0" x 33' 0" (13.72m x 10.06m) Landscaped, two patio areas, mature flowerbeds and shrubs, two sheds, side entrance.

#### FRONT

Drive, mature flowerbeds.

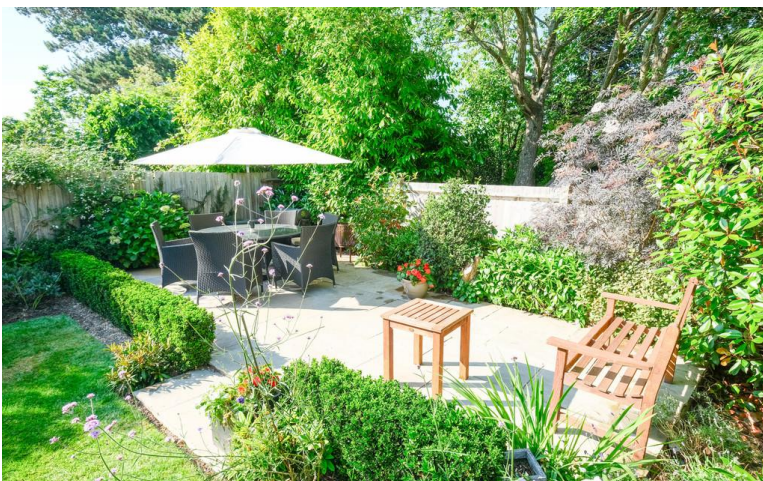
#### INTEGRAL GARAGE

16' 05" x 12' 05" (5m x 3.78m) Door to front, power and light.

#### DOUBLE GLAZING

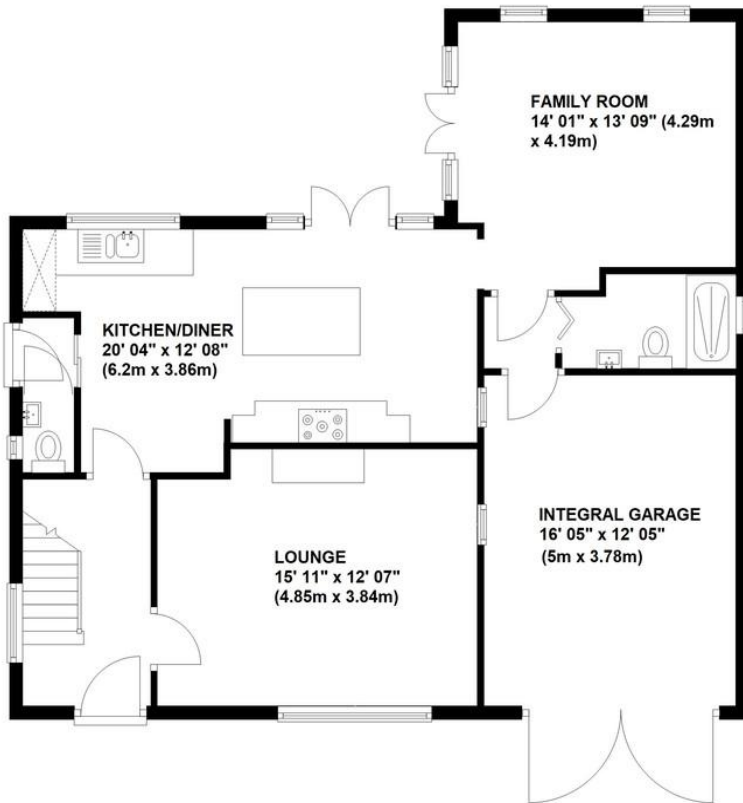
#### CENTRAL HEATING SYSTEM

#### ALARMED



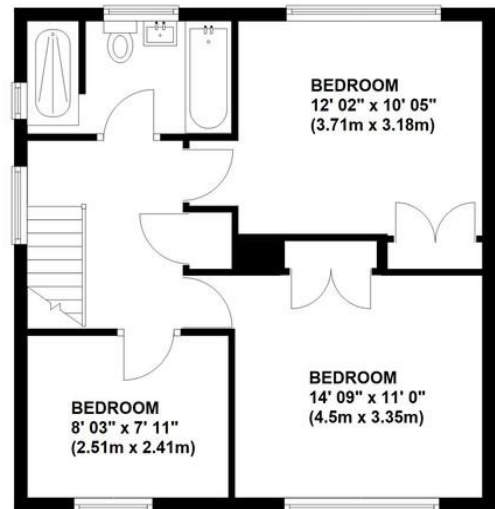
## Ground Floor

Approx. 90.4 sq. metres (973.5 sq. feet)



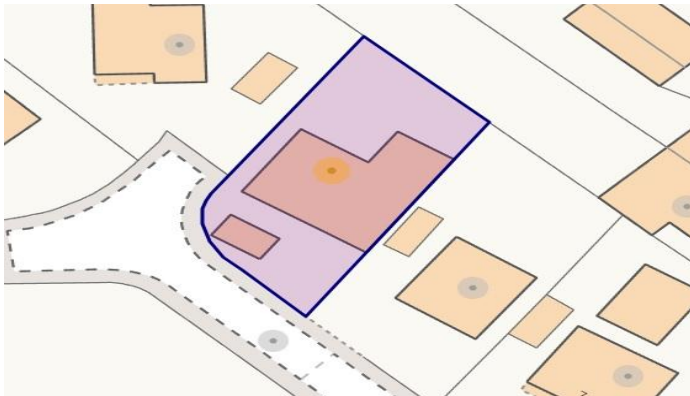
## First Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



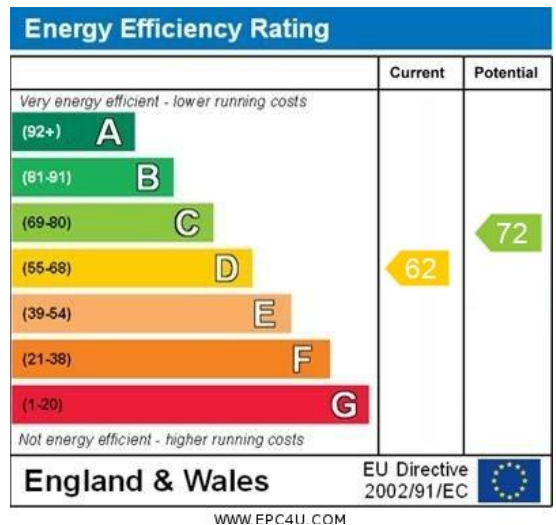
Total area: approx. 139.8 sq. metres (1504.9 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



**Council Tax Band: F**

**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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