

THOMAS BROWN

ESTATES



33 Vinson Close, Orpington, BR6 0EQ

Asking Price: £490,000

- 2 Double Bedroom Semi-Detached Bungalow
- Well Located for Orpington High Street & Station
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom extended semi-detached bungalow (1003 sqft), situated on a no through road boasting a short walk to Orpington High Street and Station. The property is being offered to the market with no forward chain and STPP there is great potential to extend further across the rear and/or into the loft space as many have done in the local area. The property comprises: entrance hallway, lounge that leads to the conservatory, kitchen, bathroom and two double bedrooms. Externally there is a good size rear garden, garage to the side and off street parking to the front. Please note the property does require modernisation throughout and this has been reflected in the asking price. Vinson Close is within easy access to many local schools, Orpington High Street, bus routes and Orpington station but is surprisingly quiet for such a central location. Please call Thomas Brown Estates to arrange your appointment to view.



FRONT

Driveway with space for multiple vehicles.

ENTRANCE HALL

Double glazed composite door to front, laminate flooring, covered radiator.

LOUNGE

14' 11" x 12' 11" (4.55m x 3.94m) French doors to conservatory, carpet, radiator.

CONSERVATORY

17' 0" x 7' 6" (5.18m x 2.29m) Double glazed windows to side and rear, two covered radiators, carpet.



KITCHEN

12' 9" x 8' 7" (3.89m x 2.62m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven and electric hob, integrated undercounter fridge, integrated dishwasher, double glazed window to rear, opaque door to side, laminate flooring, radiator.

BEDROOM 1

12' 5" x 11' 8" (3.78m x 3.56m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 6" x 10' 8" (3.51m x 3.25m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, two double glazed opaque windows to side, wood effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

85' 0" (25.91m) Needs attention.

GARAGE

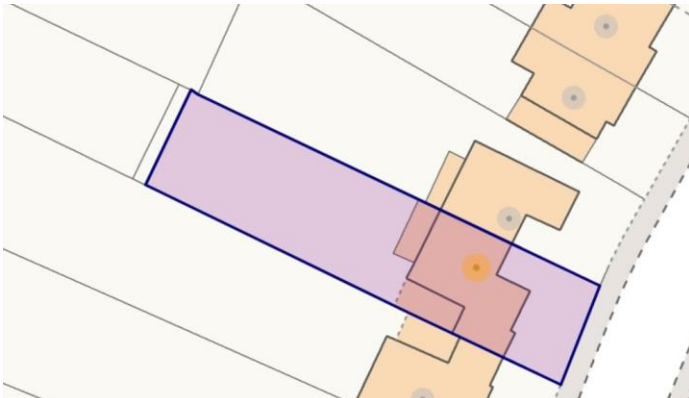
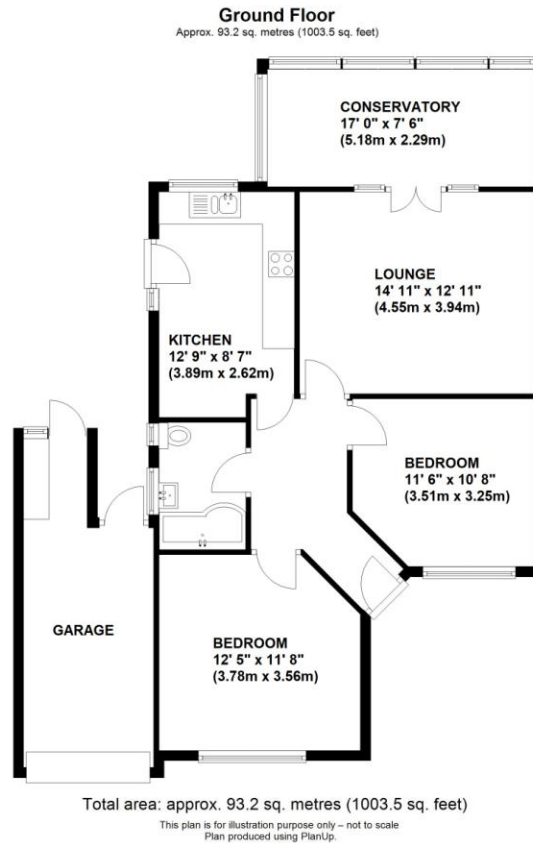
Power and light, electric up and over door, door to rear.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

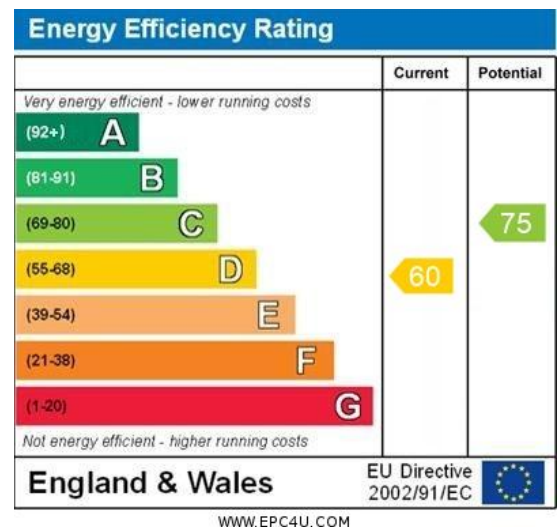
NO FORWARD CHAIN





Council Tax Band: D

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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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