

# THOMAS BROWN

ESTATES



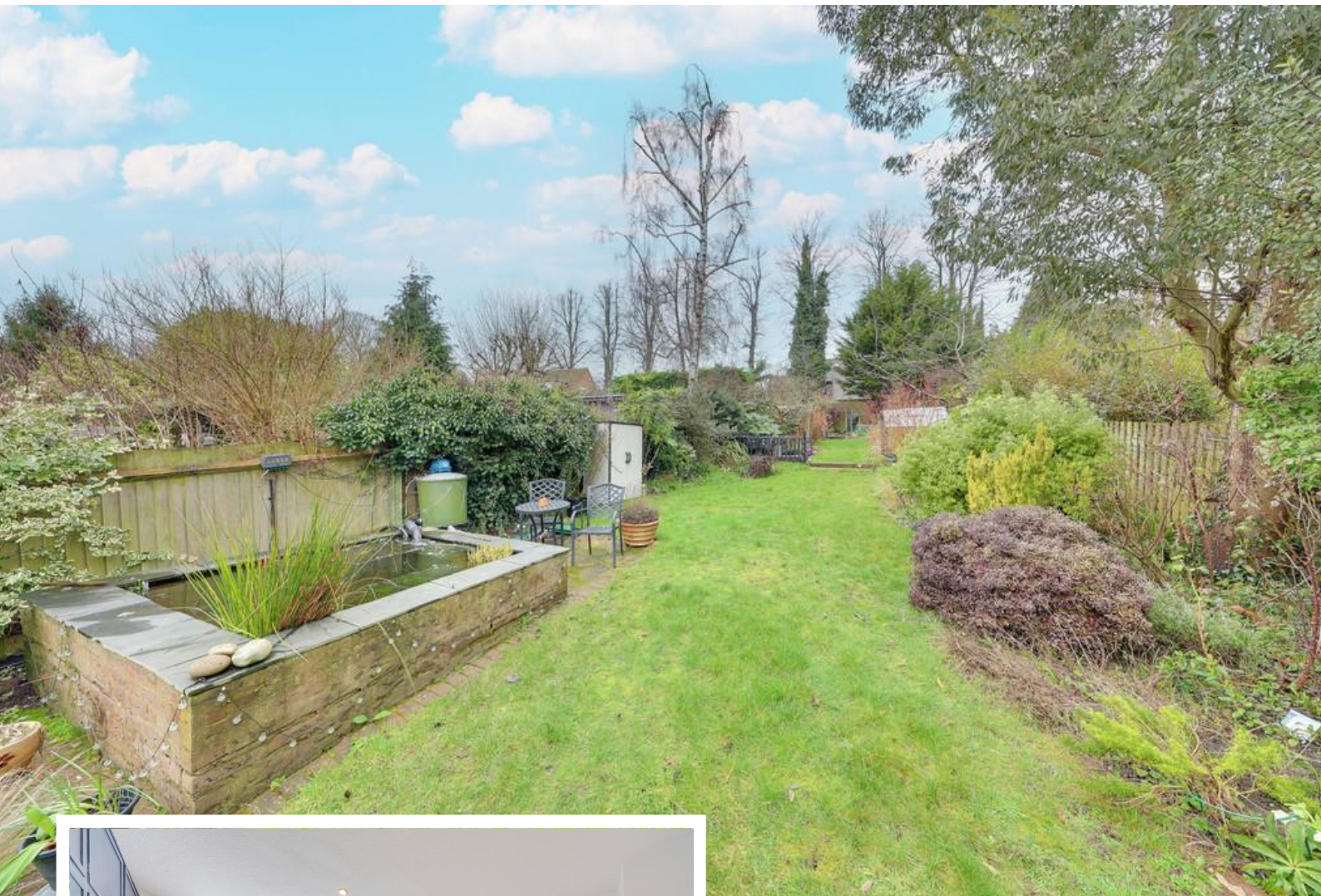
**43 Vinson Close, Orpington, BR6 0EQ**

**Asking Price: £695,000**

- 3/4 Bedroom, 2 Bathroom Semi-Detached House
- Potential to Extend Further (STPP)
- Short Walk to Orpington High Street & Station
- Highly Sought After Location, 175' Rear Garden







## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented three/four bedroom, two bathroom extended 1930s semi-detached property, ideally situated on the highly sought after Vinson Close. This quiet no through road enjoys a prime yet peaceful setting, within a short walk of Orpington High Street and Orpington station.

The property offers spacious and versatile accommodation arranged over two floors. The ground floor comprises an entrance porch and welcoming hallway, a well-proportioned lounge with feature gas fireplace, and an impressive 19'1 x 14'4 kitchen/dining room - an excellent space for both everyday family living and entertaining. A conservatory provides attractive views over the rear garden, while a further reception room/fourth bedroom and a modern shower room complete the ground floor accommodation.

To the first floor, the landing provides access to three double bedrooms, two of which are particularly spacious, together with a well-appointed family bathroom.

Externally, the property is complemented by a fantastic 175ft mature rear garden - a rare feature in such a central location - offering exceptional outdoor space and privacy. To the front, a driveway provides off street parking for two vehicles.

Subject to the necessary planning permissions, there is excellent potential to extend further to the rear and/or into the loft space, as many neighbouring properties have successfully undertaken.

Vinson Close offers convenient access to reputable local schools, bus routes and the amenities of Orpington High Street, while retaining a notably quiet residential atmosphere.

Early viewing is highly recommended to fully appreciate the quality, scale and superb location of this outstanding home. Please contact Thomas Brown Estates to arrange your appointment.







#### ENTRANCE PORCH

Double glazed French door to front.

#### ENTRANCE HALL

Composite door to front, understairs storage, solid wood flooring, radiator.

#### LOUNGE

14' 03" x 12' 08" (4.34m x 3.86m) Gas fire, double glazed window to front, solid wood flooring, radiator.

#### KITCHEN/DINER

19' 01" x 14' 04" (5.82m x 4.37m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated 5 ring gas hob, space for fridge/freezer, space for dishwasher, double glazed window to rear, double glazed door to conservatory, laminate flooring, radiator.



#### CONSERVATORY

14' 05" x 9' 08" (4.39m x 2.95m) Double glazed windows to rear and side, double glazed French doors to side, tiled flooring.

#### RECEPTION ROOM/BEDROOM 4

17' 11" x 7' 08" (5.46m x 2.34m) Double glazed bi-folding door to rear, carpet, radiator.

#### UTILITY CUPBOARD

Space for washing machine.

#### SHOWER ROOM

Low level WC, wash hand basin, double walk-in shower cubicle, tiled walls, sky tube, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.



#### BEDROOM 1

13' 10" x 11' 0" (4.22m x 3.35m) (measured to front of wardrobes) Fitted wardrobes, double glazed bay window to front, exposed floorboards, radiator.

#### BEDROOM 2

12' 05" x 11' 01" (3.78m x 3.38m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

10' 11" x 7' 11" (3.33m x 2.41m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to front, tiled flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

175' 0" (53.34m) Patio area with rest laid to lawn, pond, allotment area, mature shrubs, shed.

#### FRONT

Drive, laid to lawn.

#### GARAGE (STORAGE ONLY)

Door to front.

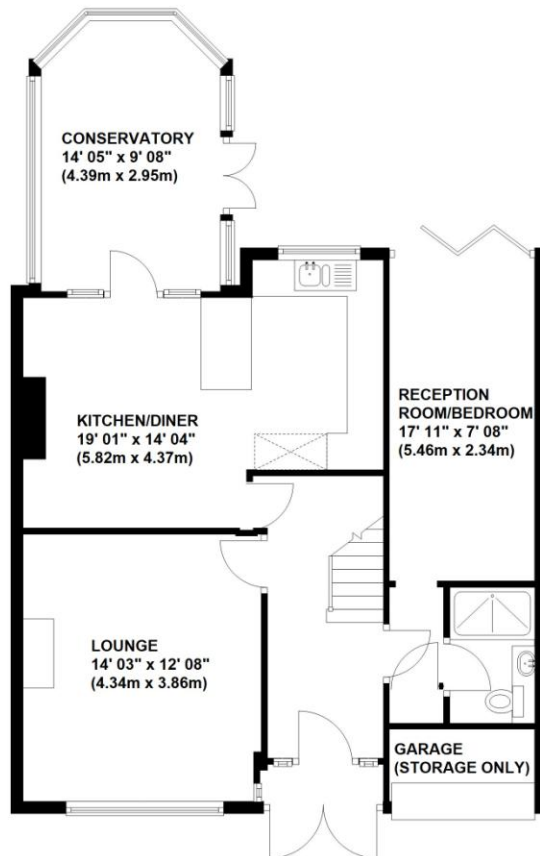
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



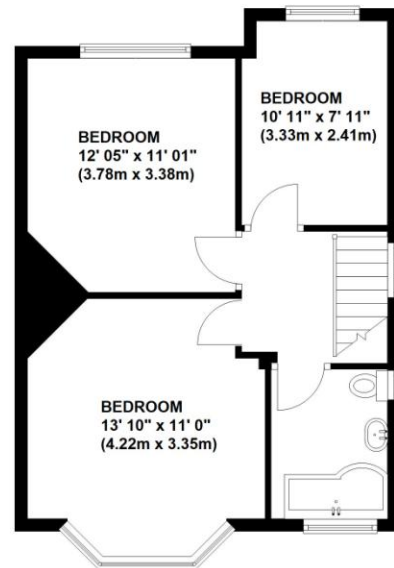
### Ground Floor

Approx. 82.2 sq. metres (884.9 sq. feet)



### First Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



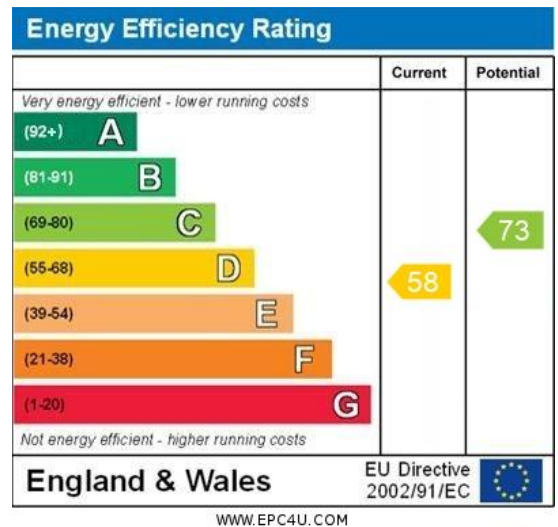
Total area: approx. 128.3 sq. metres (1381.0 sq. feet)

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



**Council Tax Band: E**

**Tenure: Freehold**



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