

THOMAS BROWN

ESTATES

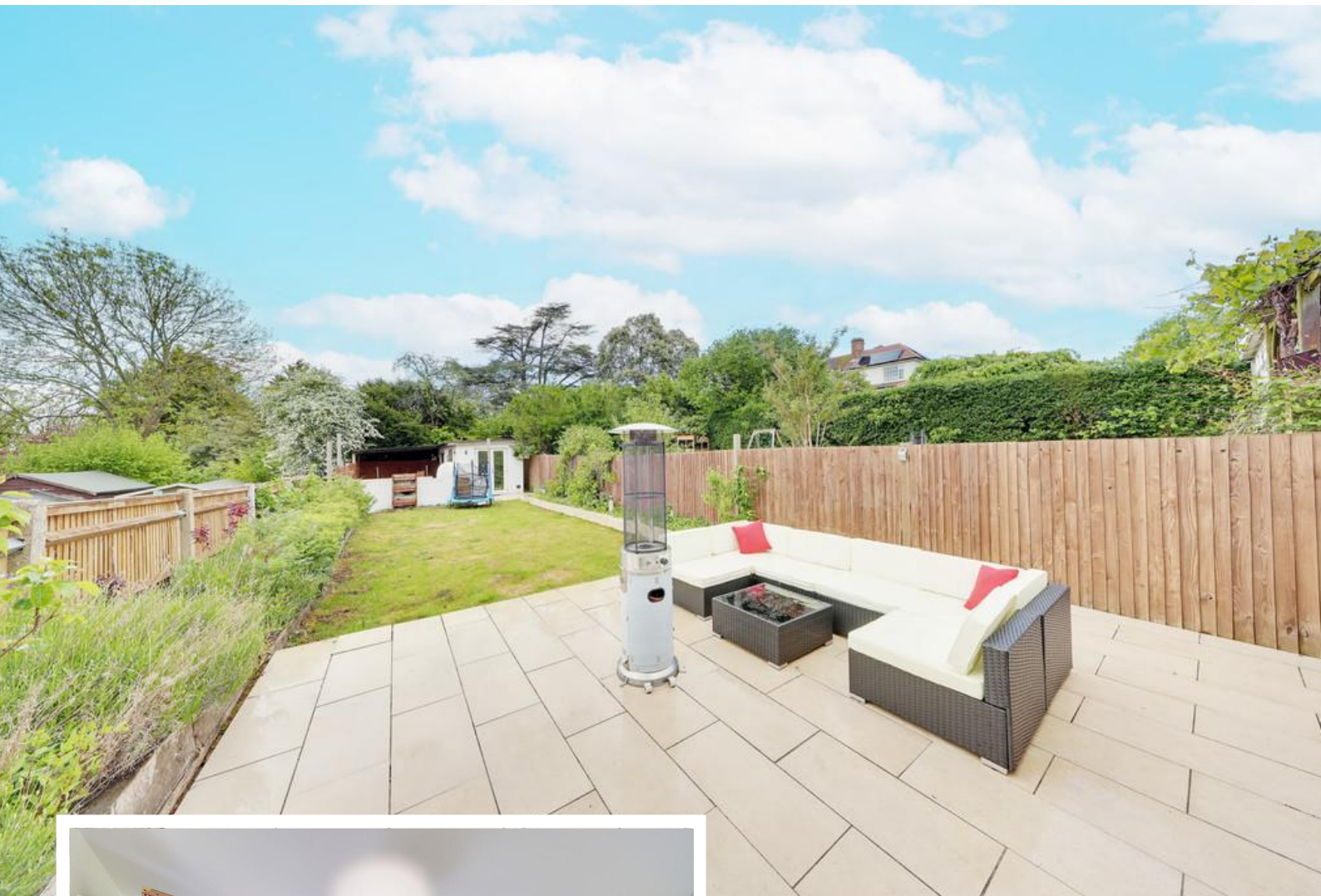


32 Vine Road, Orpington, BR6 6DT

Offers IEO: £700,000

- 3 Bedroom, 2 Bathroom Semi-Detached House
- 24'3x18'7 Open Plan Family Room/Kitchen
- Well Located for Local Schools & Chelsfield Station
- Rear Extended, Garden Home Office





Property Description

Thomas Brown Estates are delighted to present this must view, rear extended three bedroom two bathroom semi-detached property finished to a high specification throughout- boasting a wonderful 24'3x18'7 open plan family room/kitchen, luxury en-suite shower room and a home office.

Set within the highly sought after Green Street Green, the property is ideally located within easy reach of Chelsfield Station, local shops, well-regarded schools, High Elms and Glentrammon Park, this exceptional home combines high-quality accommodation with an enviable setting in the desirable BR6 area.

The ground floor comprises an inviting entrance hall, a generous front reception room (currently arranged as a fourth bedroom), a guest WC, and an impressive open plan family room and kitchen measuring approximately 24'3 x 18'7. With bi-fold doors opening onto the rear garden, this bright and versatile space is perfectly suited to both everyday living and entertaining.

On the first floor are three well-proportioned bedrooms, including a principal bedroom with a luxury en-suite shower room, together with a stylish family bathroom.

Outside, the rear garden has been designed for both relaxation and entertaining, featuring two patio areas, including a covered seating area with a pizza oven, with the remainder laid to lawn. A home office with an additional storage area provides excellent flexibility for modern working.

To the front, the property benefits from off street parking for two vehicles and an EV charging point.

Early viewing is highly recommended to fully appreciate the space, finish and location on offer. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Composite door to front, double glazed opaque panel to front, solid wood flooring, storage cupboard, radiator.

LOUNGE

11' 11" x 11' 11" (3.63m x 3.63m) (currently being used as 4th bedroom) Double glazed window to front, solid wood flooring, radiator.

FAMILY ROOM/KITCHEN

24' 03" x 18' 07" (7.39m x 5.66m) Range of matching wall and base units with quartz worktops over, one and a half bowl stainless steel sink and drainer, integrated oven and microwave oven, integrated electric hob with extractor over, integrated tower fridge, integrated tower freezer, integrated washing machine, integrated wine cooler, space for tumble dryer, central island and breakfast bar, understairs storage cupboard, double glazed bi-folding doors to rear, solid wood flooring, two radiators.



CLOAKROOM

WC, wash hand basin in vanity unit, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Solid wood flooring.

BEDROOM 1

11' 10" x 11' 08" (3.61m x 3.56m) Fitted wardrobe, double glazed window to front, solid wood flooring, radiator.

EN-SUITE

WC, wash hand basin in vanity unit, double walk-in shower with rainforest head and shower attachment, double glazed opaque window to front, tiled walls, tiled flooring, underfloor heating, heated towel rail.



BEDROOM 2

11' 02" x 9' 04" (3.4m x 2.84m) Fitted wardrobe, double glazed window to rear, solid wood flooring, radiator.

BEDROOM 3

9' 04" x 8' 0" (2.84m x 2.44m) Double glazed window to rear, solid wood flooring, radiator.

BATHROOM

WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, tiled flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

88' 0" (26.82m) Patio area with rest laid to lawn, mature flowerbeds, pizza oven, covered seating area, side access.

HOME OFFICE/STORAGE UNIT

Internet connection, underfloor heating.

OFF STREET PARKING

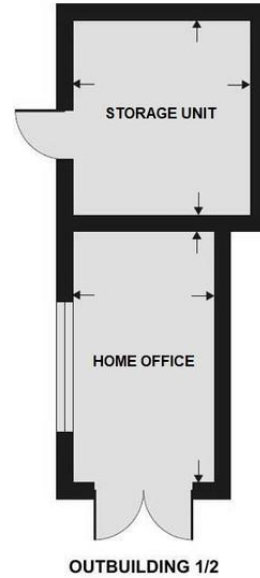
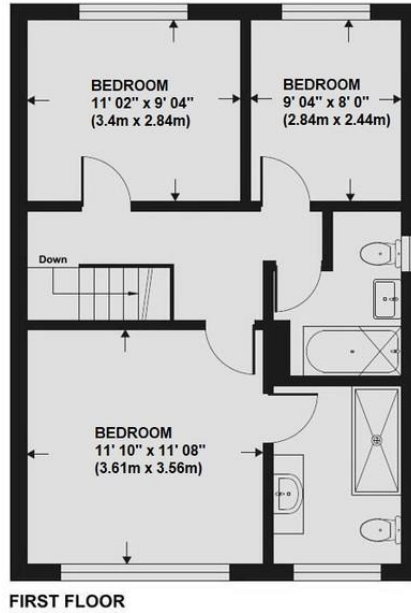
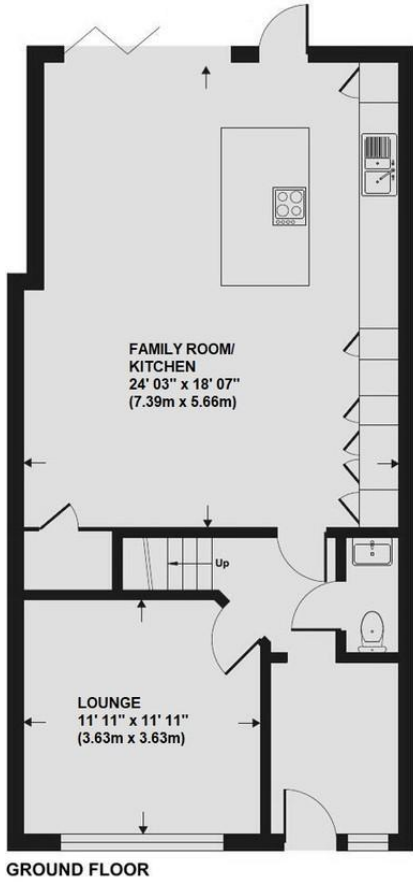
Gravel drive with space for 2 cars, EV charger.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



Approximate Area = 1253 sq ft / 116.4 sq m
 Outbuildings = 180 sq ft / 16.7 sq m
 Total = 1433 sq ft / 133.1 sq m
 For identification only - Not to scale



Council Tax Band: E
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.

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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

