

THOMAS BROWN

ESTATES



10 Vancouver Close, Orpington, BR6 9XR

Asking Price: £720,000

- 3/4 Bedroom Extended Detached House
- 24'6 Kitchen/Diner, 2 Bathrooms
- Sought After Maples Development
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this exceptional side and rear extended, three/four bedroom, two bathroom detached family home, situated on the highly sought after Maples Development in South Orpington. Immaculately presented throughout and finished to an exceptional standard, this impressive property offers spacious and stylish accommodation, perfectly suited to modern family living, and is being offered to the market with no forward chain.

Set within a peaceful cul-de-sac, the property enjoys an enviable location within walking distance of Warren Road Primary School and Orpington Station, providing excellent convenience for families and commuters alike.

The ground floor comprises a welcoming entrance porch and hallway, a bright and inviting lounge with feature bay window, and a superb 24'6 kitchen/dining room featuring a central island and bi-fold doors opening onto the rear garden. Also situated on this floor is a versatile fourth bedroom/additional reception room and a convenient WC.

To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family shower room.

Externally, the secluded rear garden is mainly laid to lawn and complemented by a patio area, creating an ideal setting for outdoor dining and entertaining. To the front, a private driveway provides off street parking for two vehicles.

Please note that planning permission has been granted in March 2025 to extend further to the rear, first floor side extension and a loft conversion - greatly increasing the floor space of an already sizeable home.

Early viewing is highly recommended to fully appreciate the exceptional quality, generous accommodation and desirable location this outstanding family home has to offer. With excellent access to respected schools, transport links and local amenities, please contact Thomas Brown Estates to arrange your viewing.



Entrance Porch:

Composite door to front, tiled flooring.

Entrance Hall:

Door to front, tiled flooring, underfloor heating, radiator.

Lounge:

20' 02" x 12' 03" (6.15m x 3.73m). Double glazed window with shutters to front, tiled flooring, underfloor heating, radiator.

Kitchen/Diner:

24' 06" x 18' 05" (7.47m x 5.61m). (Measured at maximum). Range of matching wall and base units with quartz worktops over, double stainless steel sink and drainer, integrated oven, integrated combi oven, integrated gas hob with extractor over, integrated tower fridge, integrated tower freezer, integrated washing machine, integrated dishwasher, central island/breakfast bar, double glazed bi-folding doors to rear, double glazed window to rear, tiled flooring, underfloor heating.

Bedroom/Additional Reception Room:

16' 09" x 8' 03" (5.11m x 2.51m). Double glazed window with shutters to front, tiled flooring, underfloor heating.

Cloakroom:

WC, wash hand basin, tiled flooring, radiator.

Stairs To First Floor Landing:

Double glazed window to side, carpet.

Bedroom:

12' 0" x 8' 11" (3.66m x 2.72m). Built in wardrobe, double glazed window to front, carpet, radiator.

En-Suite:

WC, wash hand basin in vanity unit, shower cubicle with shower attachment, double glazed opaque window to side, part tiled walls, tiled flooring, heated towel rail.

Bedroom:

12' 03" x 8' 06" (3.73m x 2.59m). (Measured to back of wardrobes). Fitted wardrobes and desk, double glazed window to rear, carpet, radiator.

Bedroom:

8' 06" x 6' 02" (2.59m x 1.88m). (Measured to back of wardrobes). Fitted wardrobes, double glazed window to front, carpet, radiator.

Shower Room:

WC, wash hand basin in vanity unit, shower cubicle with shower attachment, double glazed opaque window to rear, part tiled walls, tiled flooring, heated towel rail.

Other Benefits Include:

Garden:

40' 0" x 30' 0" (12.19m x 9.14m). Patio area with restlaid to lawn, flowerbeds, side access.

Off Street Parking

Blocked paved drive with space for two vehicles.

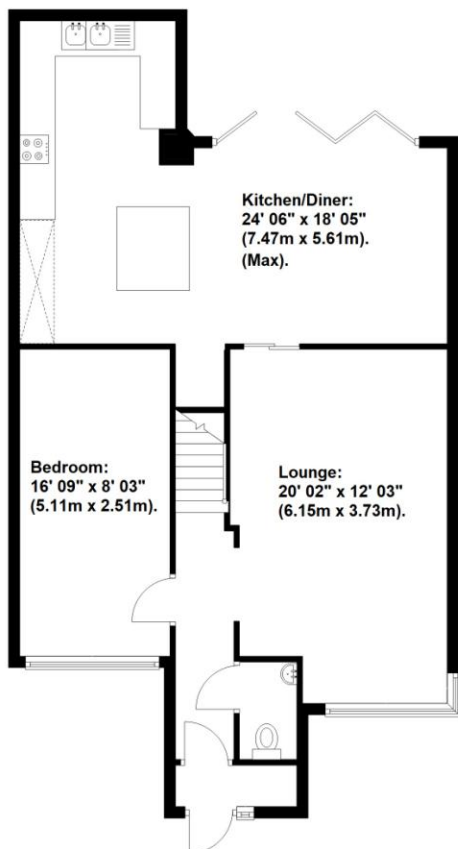
Double Glazing

Central Heating System

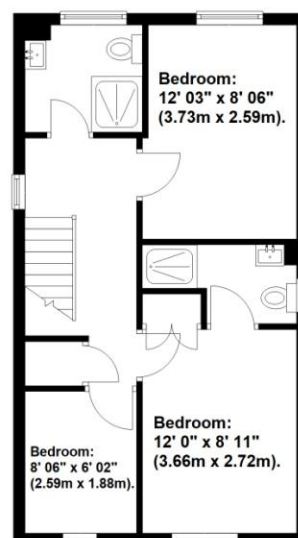
No Forward Chain



Ground Floor



First Floor



Total area: approx. 121.8 sq. metres (1311.3 sq. feet)

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



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(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

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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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