



70 Vinson Close, Orpington, Kent, BR6 0EG  
Guide Price - £615,000 - £625,000



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BR6 0EG

- No Onward Chain
- Quiet Cul-de-sac
- Walking distance to Orpington Station and High Street
- Larger than average 3 bedroom property
- Ideally situated for quality schools
- Council Tax Band E





Well positioned, delightful three bedroomed semi-detached home in a quiet desirable area near Orpington Station. The property has recently been updated but still offers great potential for those looking to put their stamp on a home with the added benefit for extension possibilities to the side and / or loft space, subject to planning permission.

On the ground floor there is an entrance porch leading to the light and welcoming hallway, with ample under stairs storage. This leads to the large open plan lounge / dining room with feature fireplace, and a modern kitchen, creating a spacious, comfortable setting for everyday living.

To the first floor there are 3 double bedrooms and a large luxurious bathroom.

Externally, to the front you have off street parking for 3 cars. To the rear and side there is a well-maintained spacious wrap around garden with 2 seating areas, perfect for entertaining and alfresco dining.

Conveniently positioned for Orpington rail station, with its direct trains to London as well as the retail & leisure facilities of Orpington High Street.

## Viewing

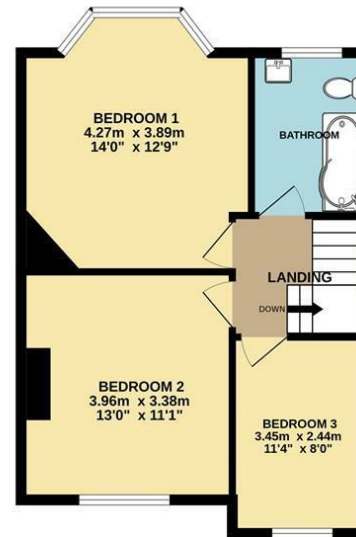
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 83                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 58      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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