



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Vinson Close | Orpington | BR6

£465,000

- Semi-detached bungalow
- Ample living room
- Most attractive of rear gardens
- Conveniently-situated
- 2 bedrooms
- Enormous car port
- Driveway
- No onward chain



Kenton are delighted to present this 2 bedroom semi-detached bungalow, most conveniently-situated and offering substantial potential for a prospective buyer. Internally, the property comprises; two bedrooms to the front, an ample living room overlooking the beautiful rear garden, a fitted kitchen to the rear, as well as a shower room and separate W.C, with all accommodation accessed via a wide hallway. Ultimately, the property does require modernisation and renovation throughout, however does benefit from both double glazing and gas central heating and also a relatively new boiler. Externally, there is an enormous car port (measuring over 10 metres in length) which in itself offers significant potential for conversion and furthermore, as aforementioned the most attractive of rear gardens, boasting a Westerly orientation and vast lawn areas with flowerbeds and borders and mature tree trees and shrubs, and spanning circa 150ft in length. To the front, there are further traditional awn areas in addition to a paved driveway providing off-street parking (in front of the car port). As referenced, there is significant potential on offer for the next prospective owners, with precedents for various different extensions and re-configurations amongst neighbouring properties. Vinson Close is located within close proximity to an extensive range of general amenities and transport links, with Orpington High Street (and its vast array of; shops, restaurants, bars and leisure facilities) a mere minute or two walk away. Furthermore, Orpington Station is also easily-accessible (circa 15 minute walk), providing direct and frequent services into Central London. Also worthy of mention is the proximity to some of the areas most popular and reputable schools, namely the ever-coveted Perry Hall Primary for instance. Offered to the market with the benefit of no onward chain.

Vinson Close, Orpington, BR6



Front

Traditional lawn area, paved driveway (providing off-street parking for one vehicle), paved pathway leading to front door, access to Car Port.

Porch

3'8" x 3'8" (1.13m x 1.12m)
Double glazed front door.

Hallway

10'8" x 5'9" (3.24m x 1.76m)
Picture rail, access to loft, radiator, laminated wood flooring.

Living Room

12'10" x 14'12" (3.92m x 4.56m)
Double glazed sliding doors to rear garden, coved ceiling, picture rail, feature fireplace, range of fitted display cupboards, radiator, laminated wood flooring.

Kitchen

14'4" x 8'7" (4.38m x 2.61m)
Double glazed window to rear, double glazed door to side (leading to Car Port), range of matching wall and base units and cupboards and drawers, working surfaces with splashback tiling, stainless steel sink unit with mixer tap, integrated electric oven and hob with extractor hood over, space for under-the-counter fridge, space for under-the-counter freezer, plumbing for washing machine, wall-mounted Worcester boiler.

Bedroom 1

12'4" maximum x 11'11" maximum (3.76m maximum x 3.64m maximum)
Double glazed leaded light window to front with secondary glazing, picture rail, radiator, laminated wood flooring.

Bedroom 2

10'8" x 11'8" maximum (3.25m x 3.56m maximum)
Double glazed leaded light window to front with secondary glazing, picture rail, radiator, laminated wood flooring.

Shower Room

5'5" x 5'7" (1.64m x 1.69m)
Double glazed frosted window to side, fully-tiled walls, independent corner shower cubicle, corner wash hand basin with mixer tap, radiator, vinyl flooring.

W.C

2'7" x 5'7" (0.80m x 1.70m)
Double glazed frosted window to side, low level W.C, vinyl flooring.

Rear Garden

Approximately 150ft in length
Westerly-facing with; paved patio area with steps to traditional lawn area, flowerbeds and borders, mature trees and shrubs, two storage containers, access to Car Port.

Car Port

35'6" x 9'10" (10.81m x 3.00m)
Electric roller door to front, power, water tap.

