



Total area: approx. 146.0 sq. metres (1571.3 sq. feet)



25 Vancouver Close | Orpington | BR6

Offers in excess of £925,000 Freehold

-  Substantially extended residence
-  4 Double bedrooms
-  Kitchen/breakfasting room
-  Guest cloakroom
-  Most convenient & enviable location
-  3 excellent receptions
-  Family bathroom & En-Suite to master
-  Most attractive family garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	82
(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	



A TRULY MAGNIFICENT FAMILY RESIDENCE. Intelligently and sympathetically extended to the very highest standards with no expense spared to produce a remarkable family home with space and style offered in abundance. Located in a most sought after and convenient location being within the catchment area for well-considered schools and within easy reach of Orpington High Street as well as local shops at Green Street Green including Waitrose. For commuters Orpington and Chelsfield with their fast services to London are close by. The accommodation will impress the most discerning of buyers with a welcoming entrance hall leading to a Lounge & dining room which opens onto a further sitting room. From the dining room a door opens onto an amazing kitchen/family room which is fitted out to exacting standards. Off the entrance hall you will also find a guest cloakroom. The first floor accommodation is equally impressive with 4 excellent sized bedrooms all of which benefit from built in wardrobes. The master bedroom has a luxury fitted en-suite shower room and there is a family bathroom which again is fitted to high standards. The property offers an unusually excellent sized south facing garden giving a sunny aspect with a lovely patio area, ideal for entertaining and to the front there is a small garden and off street parking leading up to the integrated garage. The size and quality of the accommodation on offer is indeed rare to see.

Offers in excess of £925,000 Freehold



25 Vancouver Close, Orpington, BR6



Entrance Hall

Double glazed front door, storage cupboard radiator, coved ceiling, laminated wood flooring.

Cloakroom

5'11" x 2'10" (1.81m x 0.86m)
Double glazed frosted window to the front, low-level W.C., wash hand basin in vanity unit, radiator, laminated wood flooring.

Lounge

14'10" x 14'6" (4.53m x 4.43m)
Double glazed box bay window to the front, feature display fireplace, storage cupboard, radiator, coved ceiling, fitted carpet. Opening on to:-

Dining Room

10'5" x 9'3" (3.17m x 2.83m)
Radiator, coved ceiling, fitted carpet. Double doors on to the:-

Sitting Room

11'5" x 10'6" (3.47m x 3.20m)
Double glazed doors to the side, double glazed windows to the side and rear, double glazed skylight, radiator, coved ceiling, fitted carpet.

Kitchen/Breakfasting Room

18'10" x 9'4" (5.74m x 2.85m)
Double glazed window to the rear, double glazed door to the rear, extensive range of luxury fitted wall and base units, cupboards and drawers, integrated double oven, space for Rangemaster cooker, butler style sink unit with swan neck mixer tap, extensive granite working surfaces, integrated dishwasher, space for upright American style fridge freezer, breakfast bar, radiator, ceramic tile flooring.

Landing

14'10" x 5'10" (4.53m x 1.78m)
Access to loft, fitted carpet

Master Bedroom

16'11" x 10'1" (5.15m x 3.07m)
Double glazed windows to the rear, range of wall-to-wall built in wardrobes, radiator, coved ceiling, fitted carpet. Door to:-

En-Suite Shower Room

8'4" x 5'2" (2.53m x 1.58m)
Double glazed frosted window to the side, fully tiled walls, independent walk-in shower cubicle, low-level W.C., wash hand basin, chrome heated towel rail, tiled flooring.

Bedroom Two

18'9" x 8'4" (5.71m x 2.54m)
Double glazed window to the front, range of fitted wardrobes, radiator, coved ceiling, fitted carpet.

Bedroom Three

13'0" x 9'6" (3.97m x 2.90m)
Double glazed window to the rear, range of fitted wardrobes, radiator, coved ceiling, fitted carpet.

Bedroom Four

10'1" x 9'2" (3.07m x 2.80m onto wardrobe)
Double glazed window to the front, range of fitted wardrobes, built-in shelving area, radiator, fitted carpet.

Bathroom

Double glazed frosted window to the side, low-level W.C., wash hand basin in vanity unit, panelled bath with mixer tap and shower extension over, fully tiled walls, chrome heated towel rail, tiled flooring.

Rear Garden

Sunny aspect with extensive patio area, traditional lawn, side access via gate, outside lighting and water tap, mature shrubs and flowerbeds. There is a very high quality summerhouse in the garden which has electrics and broadband and is currently used as an office and/or gym.

Front Garden

Driveway with parking for 2 vehicles, traditional lawn, mature shrubs.

Garage

12'8" x 8'8" (3.86m x 2.63m)
Up and over door, access via kitchen. Sink unit, plumbing for washing machine, space for tumble dryer, wall-mounted boiler.

Kenton

