



Newstead Avenue, Orpington, Kent, BR6 9RL

Guide Price £750,000 - £775,000  
Freehold





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### Property Description

Guide Price: £750,000 - £775,000. Offered to the market with no onward chain, this recently redecorated semi-detached house is ideally placed for favoured schools including Darrick Wood, Tubbenden, Newstead Wood and St Olaves. Orpington Mainline Station is within quarter of a mile's distance, and it's fast and frequent service to London takes approximately 15-20 minutes. Furthermore, Orpington High Street with its array of shops, bars, restaurants, gyms, and the Odeon cinema complex is also close by. This lovely extended chalet home enjoys an elevated position with far reaching views from the first floor. The spacious accommodation, with new floor coverings in many rooms, now comprises a large hallway, refitted cloakroom, two good sized reception rooms, a fourth bedroom (or possible third reception room), and a modern kitchen. Off here, there is a sun lounge which opens onto the rear garden, as well as giving internal access to the garage / store. Upstairs are three double bedrooms, a newly refitted family bathroom and similar separate WC. The rear garden enjoys a westerly aspect, and is tiered, encompassing areas of terrace, rockery, lawn and borders. To the front, there is off road parking. It is worth noting, that Planning Permission exists to extend the property further, potentially adding two more bedrooms and extending the living and kitchen areas (see later in our sales particulars). Viewing comes highly recommended to appreciate all that this attractive family residence has to offer.

### Hallway

With "Georgian" style entrance door to the side, and with adjacent full height leaded light effect obscure double glazed windows to either side. Laminate style flooring. Double panel radiator. Central staircase leading to the first floor landing. Coving to ceiling.

### Downstairs Cloakroom

Fitted with a white contemporary style suite comprising:- low level WC, and vanity wash hand basin with cabinet below. Tiling to dado rail height. Mable effect tiling to floor. Leaded light effect obscure double glazed window to the side.

### Lounge

Leaded light effect double glazed bay window to the front, and with single panel radiator beneath. Additional double panel radiator. Electric underfloor heating. Attractive brick fireplace

with tiled hearth, and coal effect gas fire. Dado rail. Coving to ceiling. Glazed serving hatch onto the Dining Room. Glazed multi pane door returning to the hallway.

### Dining Room

With glazed multi pane door from the hallway. Attractive tiled fireplace with decorative inserts. Understairs cupboard. Laminate style flooring. Two single panel radiators. Coving to ceiling. Glazed multi pane door to kitchen. Leaded light effect double glazed French doors leading to the rear garden.

### Bedroom 4 / Reception Room

Leaded light effect double glazed window to the front, and with additional high level leaded light effect double glazed bow window to the side. Laminate side flooring. Coving to ceiling. Single panel radiator.

### Kitchen

An "L" shaped kitchen, fitted with a modern light grey range of "Shaker" style wall and base units. Colour coordinated marble effect worktops, with inset stainless steel single bowl sink unit with a mixer tap over. Attractive marble effect surround and part tiling around worktops. Integrated electric ceramic hob, with the extractor hood above, and with the electric oven under. Further appliance space, including plumbing for a washing machine and a dishwasher. Stained glass and leaded light window to the rear. High level leaded light effect bow window to the side. Laminate style flooring. Hatch access to a small loft area. Wall mounted gas fired central heating boiler. Window and door onto:-

### Garden Room / Conservatory

Double glazed windows to two sides. Double glazed double doors to the garden. Door leading to the garage / store.

### First Floor Landing

Access to the loft area.

### Bedroom 1

Leaded light effect double glazed bay window to the front with far reaching views, and with single panel radiator beneath. Coving to ceiling.

### Bedroom 2

Leaded light effect double glazed window overlooking the rear garden, and with double panel radiator beneath,

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### Bedroom 3

With high level leaded light effect double glazed window to the front, plus leaded light effect double glazed window to the side with single panel radiator beneath. Laminate style flooring. Coving to ceiling.

### Bathroom

A spacious, refitted with a white suite comprising: bath with marble effect side panel, and with shower attachment over; and pedestal wash hand basin. Heated towel rail. Dado rail. Coving to ceiling. Leaded light effect obscure double glazed window to the side. Shelved linen cupboard. Laminate style flooring. marble effect paneling to one wall, and surrounding the bath.

### Separate WC

Refitted white low level WC. Dado rail. Laminate style flooring. Coving to ceiling. Leaded light effect obscure double glazed window to the side.

### Front Garden

Block paved offering off road parking. Raised area of lawn.

### Garage / Store

With up and over door to the front. power and lighting. Windows to the rear.

### Rear Garden

Being tiered. Outside lighting. Outside water tap. Immediately behind the property, there is a terrace. Steps lead up to a second terraced area, with adjacent rockery. Steps lead up,

once again, this time to an area of lawn. Plant, shrub and hedge borders. From the top tier of the garden, there are lovely distant views.

### Worth Noting

Planning Permission was granted by London Borough of Bromley on 6th November 2020 for a single storey side/rear extension at No. 26 and the demolition of garage and construction of single storey side/rear extension, enlargement of side dormer at 1st floor including rearward projection and associated roof alterations at No.24 (joint application). Planning Application: 20/01322/FULL6

### Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "F"

EPC Rating: "D"

Total Square Meters: Approximately 131.2 (excluding garage)

Total Square feet: Approximately 1412 (excluding garage)

Room dimensions and rear garden size as per floorplan

This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

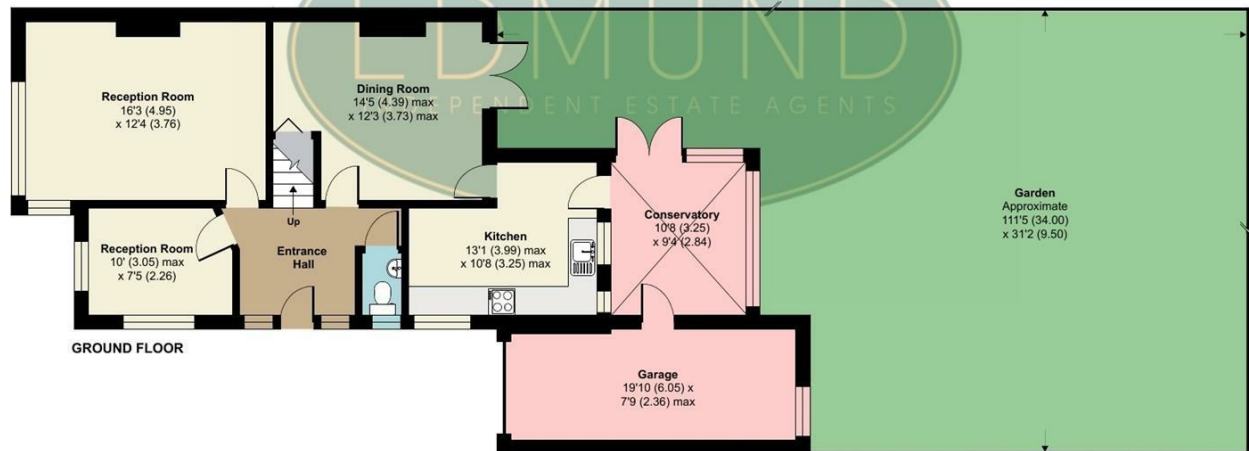
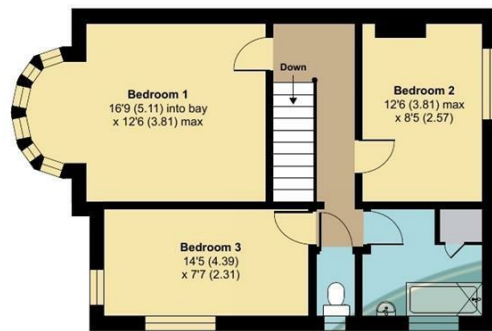
Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)







## Floor Plan



## Newstead Avenue, Orpington, BR6

Approximate Area = 1412 sq ft / 131.2 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1562 sq ft / 145.1 sq m

For identification only - Not to scale

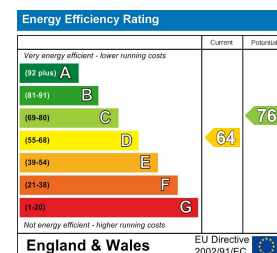


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Edmund Estate Agents. REF: 1389419

## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.