



45 Newstead Avenue, Orpington, BR6 9RW
£825,000

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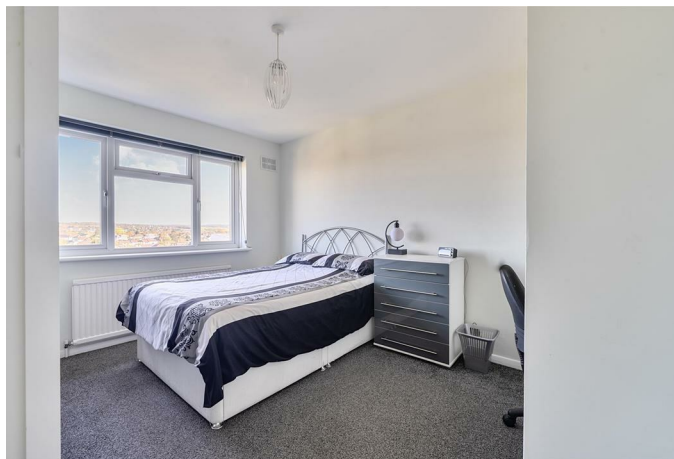
- Impressive 3/4 Bedroom Family Home
- Self Contained Annex With Kitchen, Shower Room & Lounge/Bedroom
- Off Road Parking, Garage To Rear, Stunning South West Aspect Garden
- Study / Large Family Bathroom & Separate Shower Room
- Sought After Road With Excellent Local Schools Nearby
- Close To Orpington Station & High Street
- Versatile Property Which Has To Be Viewed



Seeking a property with an annex? This well presented 4 bedroom family home with stunning far reaching views to the rear, is set upon this highly desirable road & well positioned for a selection of highly regarded local schools including Darrick Wood, Tubbenden, Newstead Wood & St Olaves. The property offers a rare design with spacious & versatile accommodation over multiple floors with a self contained annex ideally suited to multi-generational living or investment (subject to usual consents). The property welcomes you with a two vehicle driveway & into the property a spacious hallway with a study/bedroom 4, a shower room, excellent size through lounge & modern kitchen. Upstairs there are three generous sized bedrooms with ample storage & a large 4 piece family bathroom. From the kitchen there are stairs leading to the garden, offering a South Westerly aspect its well presented with an entertaining patio & is highly secluded from the rear. The base of the house features the annex, which are rare to find & highly sought after. It has a well proportioned fitted kitchen, a lounge/bedroom, excellent cupboard storage & fully fitted shower room. The property also lends itself to be an interesting project for extension & modelling the accommodation (STPP). A viewing really is essential to appreciate this home, which aside from the house offers excellent access into Central London via the nearby Orpington Station, as well as a host of supermarkets, bars, restaurants & local shops.

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.



Newstead Avenue, Orpington, BR6

Approximate Area = 1121 sq ft / 104.1 sq m
 Garage = 136 sq ft / 12.6 sq m
 Flat = 349 sq ft / 32.4 sq m
 Total = 1606 sq ft / 149.2 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). © ncthecom 2026. Produced for Edmund Estate Agents. REF: 1440209

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

01689 819991

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