

THOMAS BROWN

ESTATES



106 Newstead Avenue, Orpington, BR6 9RN Asking Price: **£720,000**

- 3 Bedroom Extended Detached House
- Fantastic 115' Rear Garden
- Great Potential to Extend (STPP)
- Close to Sought After Schools & Orpington Station





Property Description

Thomas Brown Estates are delighted to offer this extended three bedroom detached property situated on the ever popular Newstead Avenue boasting a fantastic 115' rear garden, great potential to extend (STPP) and a central location for many local amenities such as Orpington Station, Tubbenden Primary School, Newstead Wood School and Darrick Wood Schools. Ideal for the London bound commuter, the accommodation on offer comprises: entrance porch and hallway, lounge, dining room with views over the rear garden, kitchen, utility room and a WC to the ground floor. To the first floor there is a landing giving access to three bedrooms and a shower room with a separate WC. Externally there is a large rear garden perfect for entertaining and alfresco dining, driveway to the front and a garage. STPP there is great potential to extend further to the rear, above the garage and/or into the loft space as many have done in the local area. Please note the property does require modernisation and this has been reflected in the asking price. Newstead Avenue is well located for local schools, shops, bus routes, Orpington High Street, and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and plot on offer.





FRONT

Driveway, blocked paved, mature flowerbeds.

ENTRANCE PORCH

Opaque double glazed door to front, opaque double glazed panel to side, tiled flooring.

ENTRANCE HALL

Under stairs storage, carpet, radiator.

LOUNGE

25' 10" x 12' 03" (7.87m x 3.73m) Built in units, double glazed bay window to front, carpet, two radiators.

KITCHEN

12' 0" x 8' 08" (3.66m x 2.64m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob with extractor over, integrated double oven, space for under counter fridge, larder, double glazed window to rear, carpet.

DINING ROOM

11' 01" x 10' 11" (3.38m x 3.33m) Double glazed sliding doors to rear, double glazed panel to side, carpet, radiator.

UTILITY ROOM

10' 06" x 7' 04" (3.2m x 2.24m) Space for fridge/freezer, space for washing machine, space for dryer, opaque double glazed door to rear, double glazed panel to rear.

CLOAKROOM

Low level WC, wash hand basin, opaque double glazed window to front, tiled walls.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet.



BEDROOM 1

13' 04" x 11' 02" (4.06m x 3.4m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

11' 11" x 11' 0" (3.63m x 3.35m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 04" x 8' 02" (2.54m x 2.49m) Double glazed window to rear, carpet, radiator.

SHOWER ROOM

Wash hand basin in vanity unit, double walk-in shower, opaque double glazed window to side, vinyl flooring, heated towel rail.

SEPARATE WC

Low level WC, opaque double glazed window to side.



OTHER BENEFITS INCLUDE:

GARAGE

GARDEN

115' 0" (35.05m) Patio area with rest laid to lawn, two sheds, greenhouse, mature flowerbeds.

OFF STREET PARKING

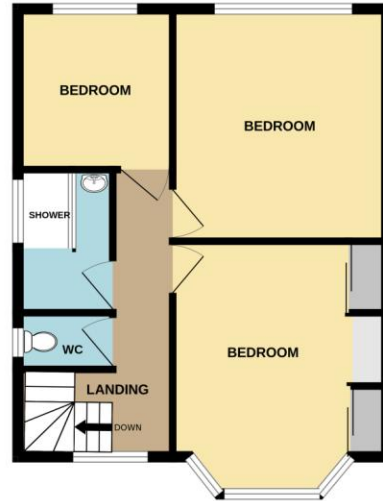
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.7 sq.m.) approx.

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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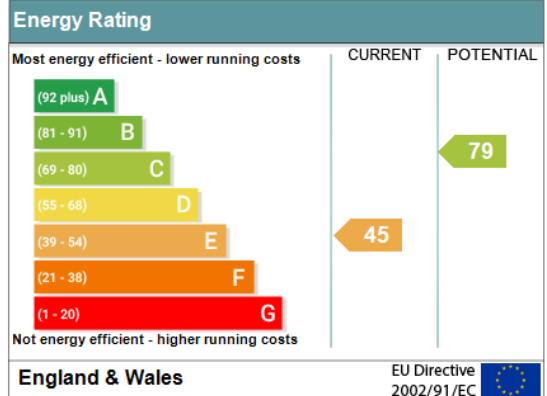
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 106 Newstead Avenue, ORPINGTON, BR6 9RN
RRN: 7606-3025-3207-7327-5204



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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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