

# THOMAS BROWN

ESTATES

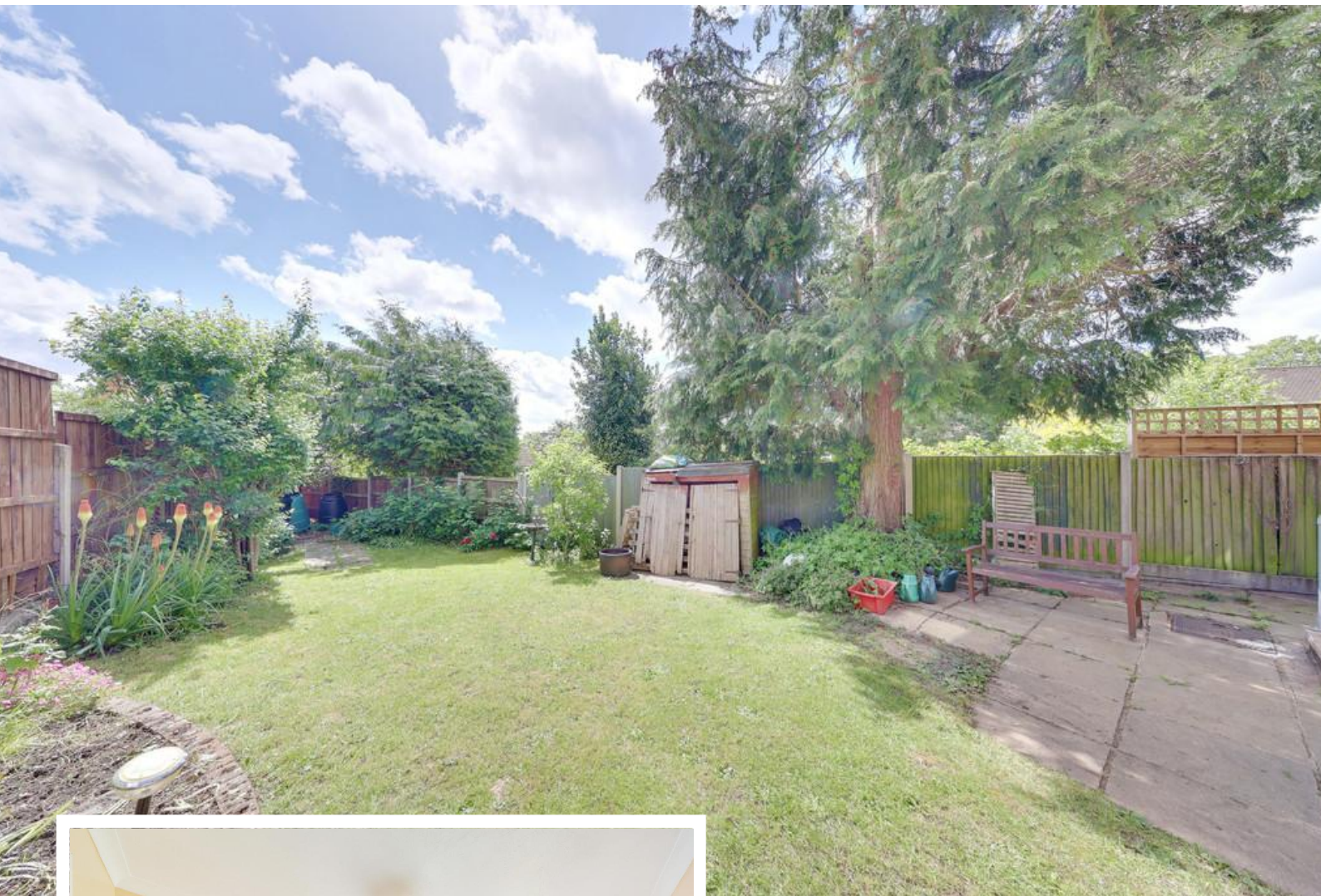


**97 Newstead Avenue, Orpington, BR6 9RW**

**Asking Price: £764,000**

- Double Storey Extended Four Bedroom Detached House
- Well Located for Orpington Station & Newstead Wood School
- 3 Reception Rooms
- Garage, OSP, No Forward Chain





## Property Description

Presented to the market with no onward chain, Thomas Brown Estates are delighted to offer this spacious double storey side-extended four bedroom detached family home, ideally situated in one of Orpington's most sought after residential locations.

Tucked away in a quiet yet highly convenient position, the property is within easy reach of Orpington station, High Street, and a number of highly regarded schools including Newstead Wood School, Darrick Wood School and Tubbenden Primary School.

The ground floor accommodation comprises a welcoming entrance hall, lounge opening into the dining room, family room, fitted kitchen, utility room, and downstairs WC. The layout also offers excellent potential to create a large open plan kitchen/family space by combining the kitchen and utility room, subject to the necessary works.

To the first floor are four well-proportioned bedrooms and a shower room. A further bonus loft area is located on the second floor, ideal for use as a study or hobby room, with potential to convert into an additional bedroom with en-suite facilities, subject to planning permission with the addition of a dormer.

Externally, the property benefits from a private rear garden, attached garage, and an impressive in-and-out driveway providing off-street parking for multiple vehicles.

Situated on Newstead Avenue, the home is conveniently located close to local shops, bus routes, excellent schools, and Orpington mainline station, making it ideal for families and commuters alike.



#### ENTRANCE HALL

Opaque double glazed door to front, understairs storage, carpet, radiator.

#### LOUNGE

12' 10" x 12' 3" (3.91m x 3.73m) Double glazed bay window to front, carpet, radiator, French doors to dining room.

#### DINING ROOM

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

#### KITCHEN

11' 4" x 8' 1" (3.45m x 2.46m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for cooker, washing machine, dishwasher and fridge freezer, double glazed window to rear, vinyl flooring, radiator.

#### FAMILY ROOM

14' 8" x 8' 11" (4.47m x 2.72m) Double glazed window to front, carpet, radiator.

#### UTILITY ROOM

14' 6" x 9' 0" (4.42m x 2.74m) Double glazed door and window to rear, opaque door to side, radiator.

#### CLOAKROOM

Low level WC, wash hand basin, vinyl flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed window to front, carpet, radiator.

#### BEDROOM

13' 3" x 11' 1" (4.04m x 3.38m) Double glazed window to front, carpet, radiator.

#### BEDROOM

11' 11" x 10' 11" (3.63m x 3.33m) Double glazed window to rear, carpet, radiator.

#### BEDROOM

12' 5" x 9' 0" (3.78m x 2.74m) Double glazed window to front, carpet, radiator.

#### BEDROOM

11' 2" x 8' 5" (3.4m x 2.57m) (measured to back of wardrobe) Fitted wardrobe, double glazed window to rear, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, two double glazed opaque windows to rear, wood effect flooring, radiator.

#### BONUS LOFT ROOM

13' 11" x 8' 11" (4.24m x 2.72m) (part restricted headroom) Eaves storage, Velux window, carpet

#### STORAGE ROOM

10' 1" x 7' 11" (3.07m x 2.41m) (access via loft space) Carpet.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

60' 0" x 34' 0" (18.29m x 10.36m) (measured at maximum) Patio area with mature flower beds and rest laid to lawn.

#### OFF STREET PARKING

In and out driveway, flower bed.

#### GARAGE

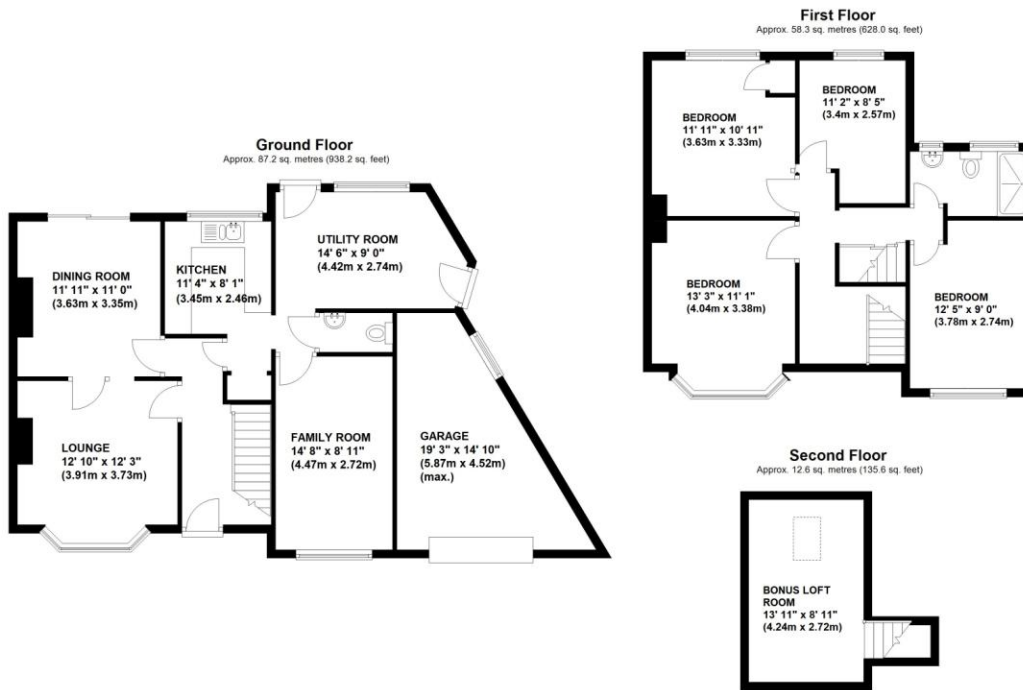
19' 3" x 14' 10" (5.87m x 4.52m) (measured at maximum) Electric up and over door, window to side.

#### DOUBLE GLAZING

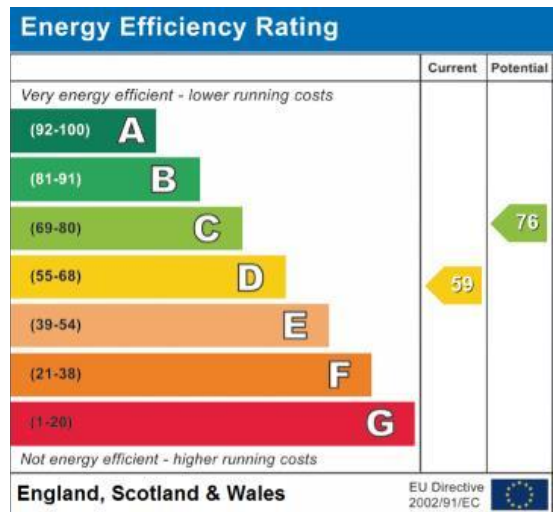
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





Total area: approx. 158.1 sq. metres (1701.8 sq. feet)  
This plan is for illustration purpose only – not to scale  
 Plan produced using PlanUp.



**Council Tax Band: F**

**Tenure: Freehold**

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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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