

## Newstead Avenue, Orpington | £2,100 PCM



A great opportunity to rent this perfect family home.

The spacious reception hall leads to a downstairs cloakroom and generous sitting and dining rooms. The modern kitchen breakfast area has a full range of appliances. Benefits include high quality fittings and finish and is enhanced by a spacious layout and granite worktops.

The property has 3/4 bedrooms with a study that can easily make a fourth bedroom if required. The main bedroom has its own en-suite and all bedrooms have built in wardrobes. There is also a family bathroom on the first floor.

Outside there is a beautifully landscaped garden including a summer house which is fully insulated and has power making it perfect for working from home.

There is a garage for storage which also has a utility area containing a sink, washing machine and tumble dryer.

Location ideal for the professional family requiring very close proximity to Orpington station benefiting from fast commuter links into London together with outstanding schools such as Darrick Wood and Newstead within the catchment including Darrick Wood, Tubbenden and Crofton. Also within a short walk is Orpington High Street with an array of shops and restaurants including a Tesco Extra superstore.

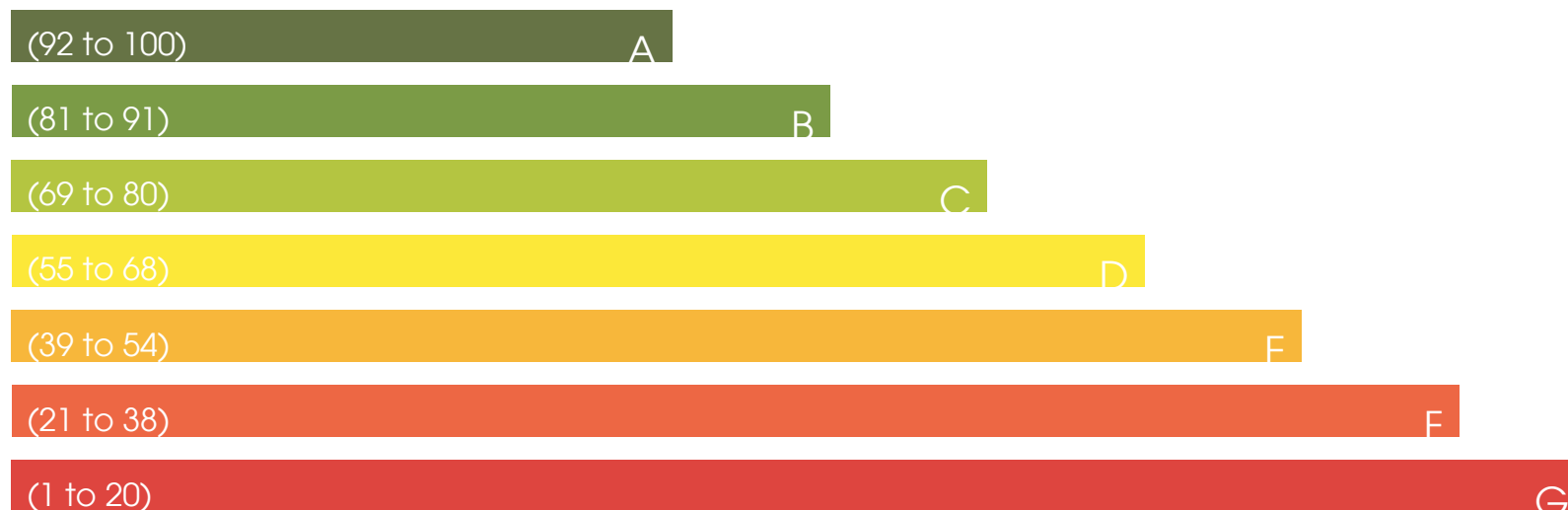
Available unfurnished at £2,100pcm from late Feb/March 2021.



## Energy Efficiency Rating

Current

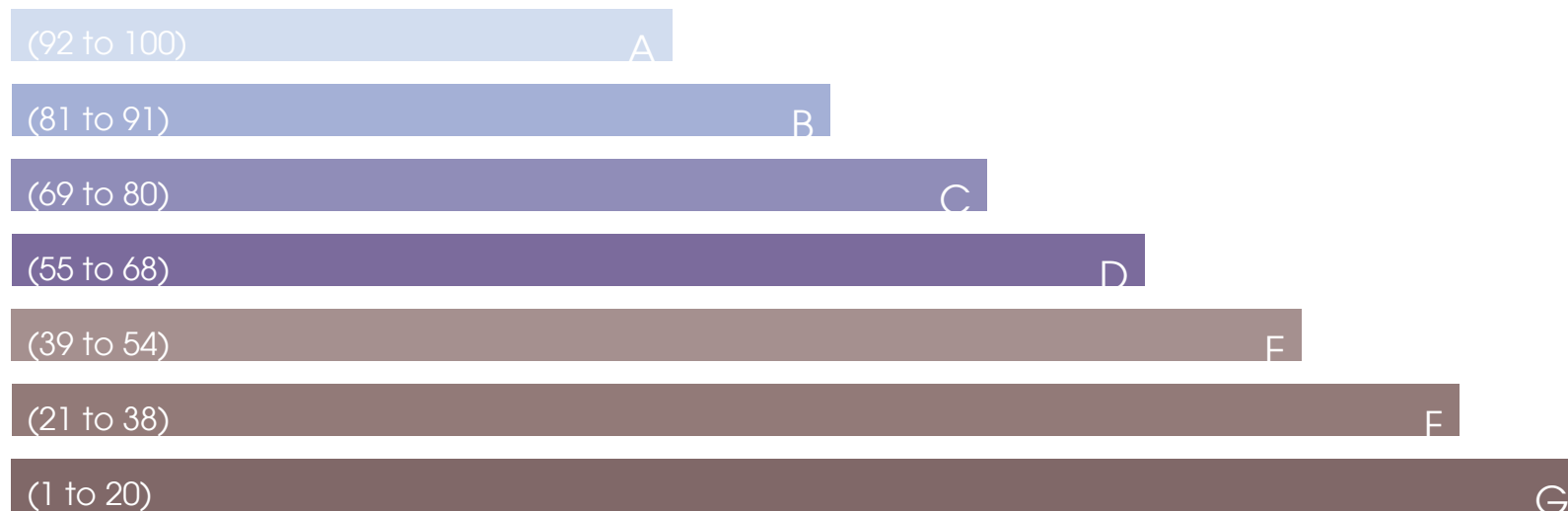
Potential



## Enviromental Impact (C0<sub>2</sub>) Rating

Current

Potential



# Newstead Avenue, Orpington, Kent

Gross Internal Area (approx)

House = 124 sq m / 1335 sq ft

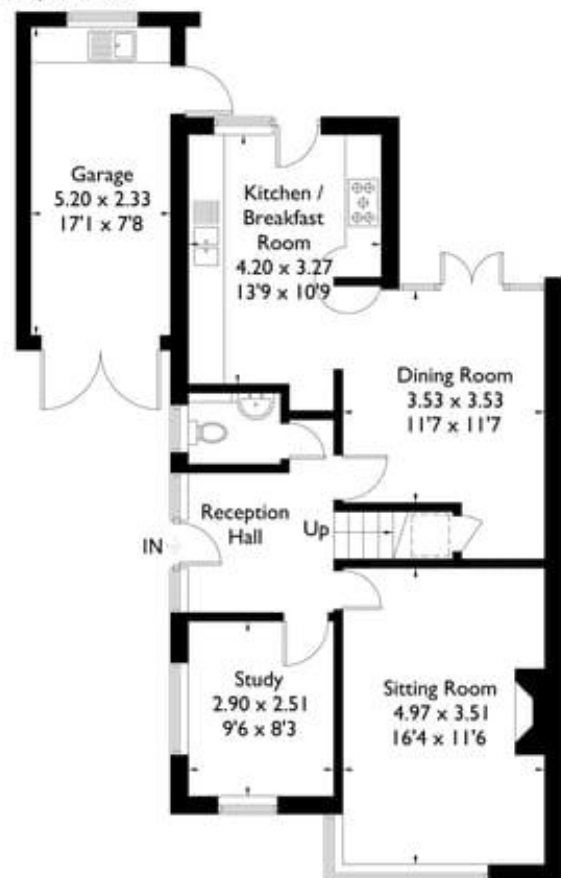
Garage = 12.1 sq m / 130 sq ft

Summerhouse = 5.2 sq m / 56 sq ft

Total = 141.3 sq m / 1521 sq ft

For identification only. Not to scale.

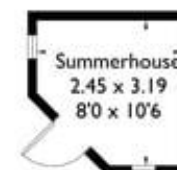
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Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)