



Goddington Lane, Orpington, Kent, BR6 9DY

Freehold

Guide Price £900,000 - £925,000

Having been a lovely home to the same family for many years, this character detached three bedroom house is located on the favoured south side of Orpington in a leafy lane, just a few minutes' walk of St Olaves Grammar School For Boys. Other popular schools; the mainline station; the High Street with it's vast array of shops, restaurants, cafes and bars and cinema plus other leisure facilities, are all close by. Whilst up-dating is required, the property does benefit from a recently installed boiler, and most attractively refitted four piece bathroom suite. The current layout of accommodation is spacious, retains many original character features, and includes: two good sized reception rooms, kitchen, cloakroom, three double bedrooms and the aforementioned family bathroom. Undoubtedly, one of the main features of this home is the park-like rear garden. With an approximately south-westerly aspect and measuring well in excess of 100'0. The garden is very well secluded and has been well tended. Offered to the market with no onward chain, the property offers tremendous potential for improvement and extension (subject to planning permission), and viewing comes highly recommended.

Property Features

- Sought-after setting in leafy lane
- Three double bedrooms
- Two reception rooms
- Kitchen
- Refitted four piece bathroom suite
- Tandem length garage
- Beautiful 100'+ south-westerly garden
- Potential for improvement & extension (STPP)
- Within easy reach of St Olaves School

Goddington Lane is a lovely leafy lane, and is home to the renowned St Olave's Grammar School. It is worth noting (per St Olave's Rules & Regulations July 2021) "Unless special permission is obtained or a pupil has to carry a heavy musical instrument, only the Park Avenue entrance should be used. Parents/carers may not drop boys at the Goddington Lane entrance." In essence, this means that this semi-rural lane does not become congested with cars at school "drop off" and "pick up" times.

Canopied Porch

Entrance Hall

Entrance door to front. With dogleg staircase leading to the first floor landing, and with understairs cupboard housing meters. Large double glazed leaded light effect obscure window to side. Double panel radiator. Picture rail.

Cloakroom

Fitted with a whisper pink coloured low level WC, and wall mounted wash hand basin with decorative tiled splashback. Single panel radiator. Double glazed leaded light effect obscure window to side. Patterned vinyl flooring.

Lounge

15' 0" max x 12' 6" max (4.57m max x 3.81m max)

A triple aspect room with large double glazed leaded light effect bay window to front, and matching double glazed leaded light effect windows to both side walls. Fitted gas fire and decorative fireplace with display mantel above. Coving to ceiling. Double panel radiator.

Dining Room

14' 4" max x 11' 6" max (4.37m max x 3.51m max)

With double glazed sliding patio doors taking in full views over the rear garden. Double panel radiator. Coving to ceiling. Fitted gas fire.

Kitchen

12' 6" max x 8' 0" max (3.81m max x 2.44m max)

Fitted with a range of colour coordinated wall, base and drawer units with marble effect formica worktops. Colour coordinated partly tiled walls. Inset stainless steel single bowl double drainer sink unit with mixer tap over. Worcester Bosch gas fired central heating boiler. Appliance space together with plumbing for washing machine. Double glazed leaded light effect window with views over the rear garden. Door to side. Extractor fan. Single panel radiator.

First Floor Landing

Access to loft. Picture rail.

Bedroom 1

15' 3" max x 11' 9" max (4.65m max x 3.58m max)

With double glazed leaded light windows to front, and matching double glazed leaded light effect window to side. Single panel radiator. Picture rail.





Bedroom 2

14' 5" max x 11' 9" max (4.39m max x 3.58m max)

Double glazed leaded light effect window overlooking the rear garden, and with single panel radiator beneath. Additional double glazed leaded light effect window to side. Picture rail.

Bedroom 3

12' 6" max x 8' 2" max (3.81m max x 2.49m max)

Double glazed leaded light window to rear overlooking the rear garden, and with single panel radiator beneath. Picture rail. Built-in shelved airing cupboard housing hot water cylinder.

Family Bathroom

Refitted with a white contemporary style four piece suite comprising:- corner shower cubicle with large "rain drop" shower head over, panel bath, vanity basin with cupboard beneath, and WC with concealed cistern. Double glazed leaded light effect obscure window to front. Ladder style radiator. Fully tiled walls with decorative colour coordinated "mosaic" effect border. Extractor fan. Wall mounted Dimplex fan heater.



Front Garden

Block paved own driveway providing parking and with access to the garage. Matching paths, and well tended shaped lawn with plant and shrub borders. Gated pedestrian side access leading to:-

Rear Garden

In Excess Of 100' 0" (In Excess Of 30.48m)

Undoubtedly a real feature of this property and enjoying an approximately south-westerly aspect. Being well secluded, and very well tended, the garden consists of a terrace immediately behind the house. This leads to a large area of lawn with established plant, shrub and hedge borders. Selection of trees including a variety of fruit trees.

Attached Garage

Being of tandem length and with timber double door to front, personal door to side, and window to rear. Power and light.

Agent's Notes:-

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-
 Council Tax Band: "G" EPC Rating: "D"
 Total Square Meters: 128 Total Square Feet: 1377

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/showers rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

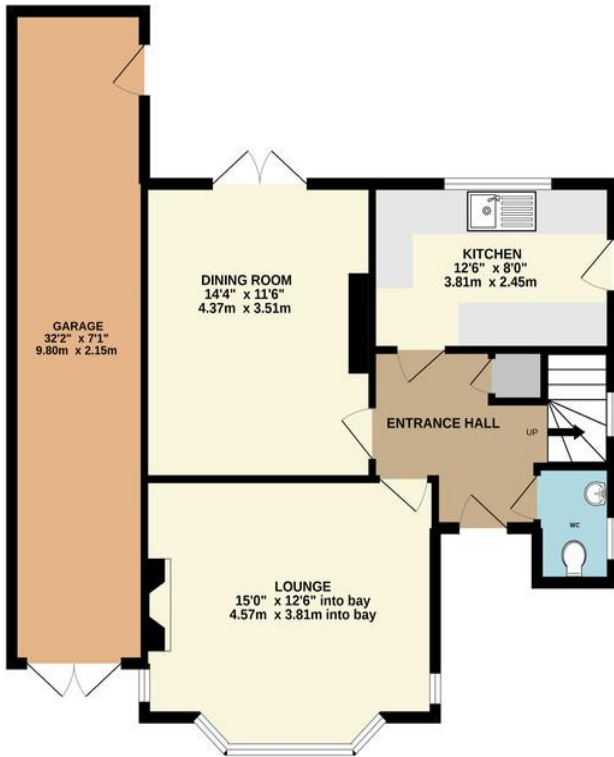


Directions

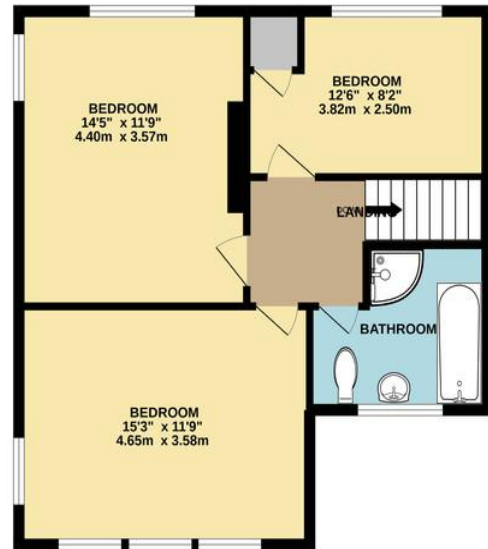
From our offices adjacent to Tesco in Orpington, proceed to the War Memorial roundabout, and take the third exit proceeding in a southerly direction along Sevenoaks Road.. Take the third left hand turning into Goddington Lane and continue up the hill. This particular property will be found after a distance on your right hand side of the road, shortly after the entrance Warwick Close also on your right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1377 sq.ft. (128.0 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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Local Authority: Bromley London Borough Council
Council Tax Band: Band G
Viewings: Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.