

THOMAS BROWN

ESTATES



4 Goddington Lane, Orpington, BR6 9DS **Asking Price: £855,000**

- 4 Bedroom, 3 Reception Room Semi-Detached House
- Double Storey Side Extended
- Very Well Presented, Rare to Market
- Ever Sought After Goddington Lane





Property Description

Thomas Brown Estates are delighted to offer this very well presented, rare to the market, must view double storey side extended four double bedroom, three reception room semi detached property situated towards the bottom of the ever sought after Goddington Lane in South Orpington. The property is situated in a prime location within walking distance to Orpington Station, High Street and St Olaves Grammar School. The accommodation on offer comprises: entrance porch and hallway, lounge, dining room, modern fitted kitchen, reception room 3 which benefits from its own external door which would make an ideal home office/work space, utility room and a WC to the ground floor. To the first floor are four double bedrooms, Jack & Jill ensuite servicing bedroom 1 and 4, and the family bathroom. Externally there is a wonderful secluded mature rear garden mainly laid to lawn and a patio perfect for entertaining and alfresco dining, with a driveway to the front for numerous vehicles. Goddington Lane is well located for local schools including St Olaves, Orpington & Chelsfield Stations, shops and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and specification on offer.



FRONT

Driveway with rest laid to lawn, mature shrubs and trees.

ENTRANCE PORCH

Double glazed door and panels to front, double glazed panel to side, tiled flooring.

ENTRANCE HALL

Stained glass single glazed door with panels to front, under stairs storage, carpet, radiator.

LOUNGE

16' 10" x 13' 06" (5.13m x 4.11m) (measured into bay) Double glazed bay window to front, feature fireplace, carpet, radiator.

DINING ROOM

14' 09" x 12' 03" (4.5m x 3.73m) Double glazed French doors with panels to rear garden, laminate flooring, radiator.

RECEPTION ROOM 3

14' 04" x 7' 0" (4.37m x 2.13m) Currently being used as a therapy room, composite door to side, double glazed window to front, wash hand basin with mixer tap, laminate flooring.

KITCHEN

16' 0" x 15' 0" (4.88m x 4.57m) (measured to longest and widest point) Range of matching wall and base units with worktops over, 5 ring gas hob with extractor over, integrated double oven, integrated dishwasher, double glazed door to rear, two double glazed window to rear, vinyl flooring, radiator.

UTILITY ROOM

7' 0" x 4' 0" (2.13m x 1.22m) Worktops, plumbing for washing machine, space for dryer, double glazed window to side, vinyl flooring.

LOBBY AREA

Laminate flooring.

CLOAKROOM

Low level WC, pedestal wash hand basin, double glazed window to side, laminate flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Velux skylight, airing cupboard, carpet.

BEDROOM 1

15' 09" x 12' 05" (4.8m x 3.78m) (measured into bay) Two double glazed bay windows to front, carpet, radiator.

BEDROOM 2

16' 11" x 12' 09" (5.16m x 3.89m) (measured into bay) Double glazed bay window to front, carpet, radiator.

BEDROOM 3

14' 03" x 11' 05" (4.34m x 3.48m) Double glazed window to rear, carpet, radiator.

BEDROOM 4

11' 04" x 10' 09" (3.45m x 3.28m) (measured to widest and longest point) Double glazed window to rear, carpet, radiator.

JACK & JILL SHOWER-ROOM

Doors to bedroom 1 and 4, low level WC, pedestal wash hand basin, shower cubicle, double glazed window to side, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

OFF STREET PARKING

Off street parking for multiple cars.

GARDEN

75' 0" (22.86m) (approx.) Patio area with rest laid to lawn, side access, shed, summer house, mature shrubs and trees.

DOUBLE GLAZING

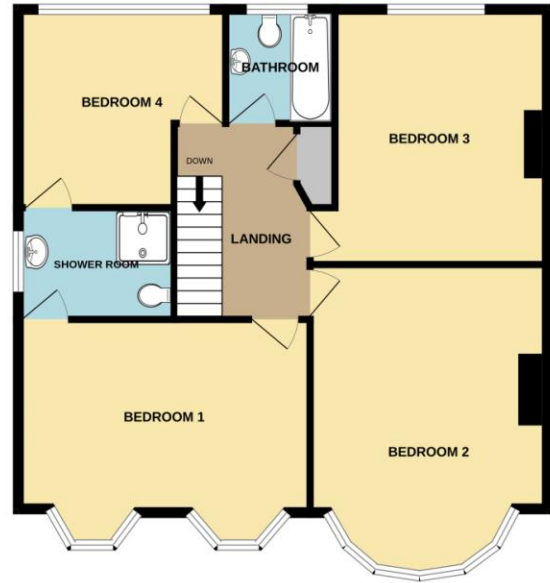
CENTRAL HEATING SYSTEM



GROUND FLOOR
893 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.1 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



Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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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