

THOMAS BROWN

ESTATES



94 Goddington Lane, Orpington, BR6 9DY **Asking Price: £785,000**

- 3 Double Bedroom, 2 Bathroom Detached House
- Exceptional Scope to Extend (STPP)
- Highly Sought After Location in South Orpington
- No Forward Chain, 2 Reception Rooms





Property Description

Thomas Brown Estates are delighted to present this rare opportunity to acquire a detached three double bedroom, two bathroom family home on the highly sought after Goddington Lane in South Orpington. Offered to the market with no onward chain, this attractive property occupies a generous mature plot and offers exceptional scope to extend and enhance, subject to the necessary planning permissions.

Ideally positioned within walking distance of Orpington and Chelsfield stations, Orpington High Street, and the renowned St Olaves Grammar School, the property enjoys a prime location that is highly desirable for families and commuters alike.

The accommodation comprises an entrance porch leading into a welcoming hallway, an extended living room with views over the rear garden, a separate dining room with feature bay window, fitted kitchen, utility area, and a ground floor shower room.

Upstairs, the property offers three well-proportioned double bedrooms, a family bathroom, and separate WC.

Outside, the home boasts a beautifully secluded and mature rear garden measuring approximately 115', providing an excellent space for family enjoyment and future landscaping. To the front, there is a garage and a driveway offering off street parking for several vehicles.

With many neighbouring properties having been significantly extended, this home presents an outstanding opportunity to create a substantial family residence, subject to planning permission.

Early viewing is highly recommended to fully appreciate the outstanding location, generous plot, and exciting potential this exceptional property has to offer.



ENTRANCE PORCH

Door to front, two understairs cupboards, solid wood flooring, radiator.

ENTRANCE PORCH

Door to front, double glazed opaque panel to front and side, tiled flooring.

LOUNGE

20' 08" x 11' 06" (6.3m x 3.51m) Double glazed opaque window to side, double glazed sliding door to rear, carpet, radiator.

DINING ROOM

14' 11" x 11' 11" (4.55m x 3.63m) Double glazed bay window to front, carpet, radiator.

KITCHEN

15' 10" x 8' 04" (4.83m x 2.54m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, space for fridge, space for freezer, space for dishwasher, larder cupboard, double glazed window to side and rear, vinyl flooring, radiator.

UTILITY ROOM

7' 05" x 6' 07" (2.26m x 2.01m) Fitted base unit, stainless steel sink and drainer, space for washing machine, space for tumble dryer, double glazed opaque window to side, opaque door to rear, vinyl flooring, radiator.

SHOWER ROOM

WC, sink, shower cubicle, double glazed opaque window to side, tiled walls, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque feature window to side, carpet, radiator.

BEDROOM 1

15' 03" x 11' 02" (4.65m x 3.4m) Fitted wardrobes, double glazed bay window to front, carpet, two radiators.

BEDROOM 2

11' 06" x 10' 09" (3.51m x 3.28m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

11' 06" x 10' 01" (3.51m x 3.07m) Double glazed window to front, tile effect flooring, two radiators.

BATHROOM

Wash hand basin, bath with shower over, double glazed opaque window to rear, tiled walls, carpet, heated towel rail.

SEPARATE WC

WC, double glazed opaque window to side, tiled walls, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

115' 0" (35.05m) (approx.) Laid to lawn, mature shrubs and flowerbeds, shed, side access.

FRONT

42' 0" x 37' 0" (12.8m x 11.28m) Drive for multiple vehicles, laid to lawn, mature shrubs.

GARAGE

15' 03" x 8' 0" (4.65m x 2.44m) Doors to front, power and light.

DOUBLE GLAZING

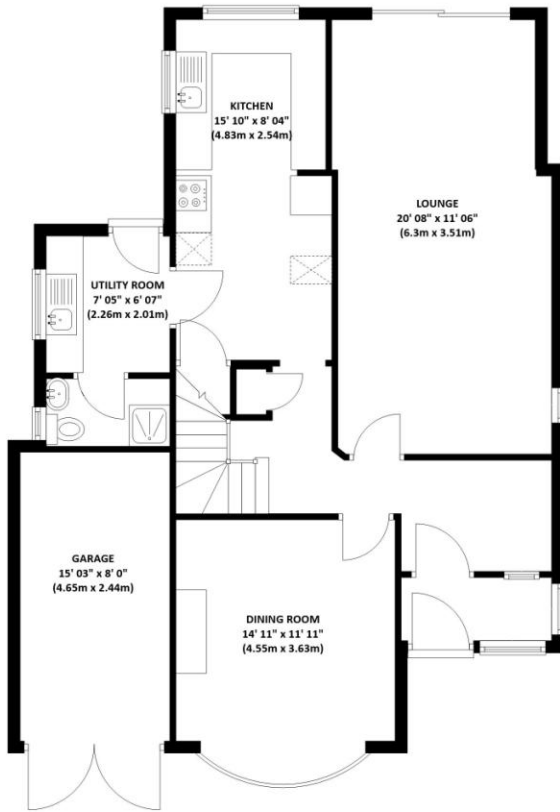
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



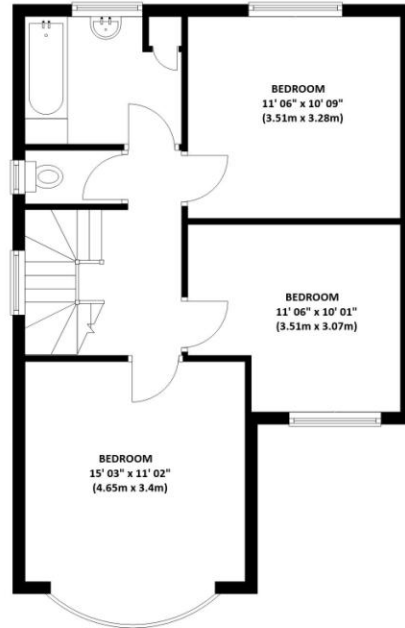
Ground Floor

Approx. 88.5 sq. metres (952.3 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.6 sq. feet)



Total area: approx. 139.2 sq. metres (1497.9 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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