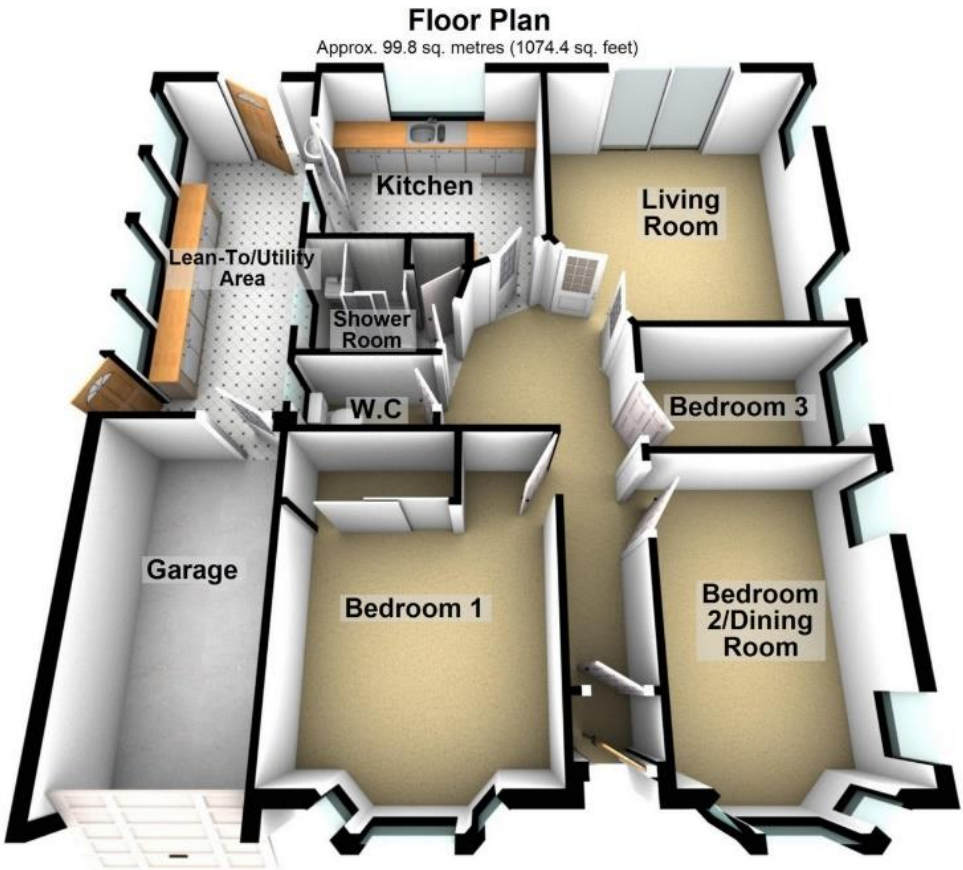


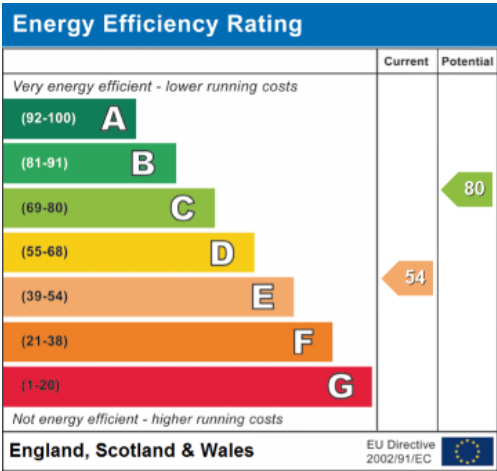


Total area: approx. 99.8 sq. metres (1074.4 sq. feet)



Goddington Lane | Orpington | BR6

£630,000



- Traditional, detached bungalow
- Coveted & convenient location
- 2/3 bedrooms
- Ample-sized kitchen
- Contemporary shower room
- Lean-to, garage & in-and-out driveway
- Attractive rear garden & front
- NO ONWARD CHAIN



Kenton are delighted to present this traditional 1930's detached bungalow, situated on the ever-coveted Goddington Lane and marketed for sale for the first time in circa 40 years. Approached via an in an-out-driveway and being double bay-fronted, undoubtedly the property boasts kerb appeal and is of a particularly attractive style. Internally, the property comprises; the aforementioned two bay-fronted rooms to the front, one of which is currently set up as a bedroom (featuring built-in wardrobes) with the other utilised as a dining room (but, conversely, would make an equally well-proportioned bedroom if preferred), an additional bedroom, a reception room to the rear overlooking the rear garden and featuring attractive original stained-glass windows, a fitted and ample-sized kitchen, as well as a contemporary shower room with separate W.C. Furthermore, there is also a handy and versatile "lean-to/utility area" space, which would make an ideal utility room for instance, and which also in turn leads to a garage. Notably, the hallway that serves all of the accommodation is also well-proportioned. Externally, the aforementioned rear garden is secluded and well-stocked with mature trees (including an apple tree) and shrubs, and featuring both patio and traditional lawn areas. Additionally, there is also a further garden area to the front as well as the driveway referenced, which facilitates off-street parking for multiple vehicles. Whilst objectively, some prospective buyers may wish to undertake a programme of modernisation, in our opinion the property has evidently been very well-maintained throughout and so is very much in liveable condition from the outset. Also worthy of mention is the extension potential on offer (STPP, by default), with there many precedents amongst neighbouring and similar properties for various extensions. Goddington Lane is undoubtedly one of south Orpington's most desired roads, boasting convenience yet tranquillity, with both general amenities but also for instance the ever-popular Goddington Park a mere short walk away. Orpington High Street is easily-accessible, featuring an array of; handy shops, restaurants, bars and leisure and beauty facilities. Chelsfield Station is also situated less than a mile away, providing direct and frequent services into central London. Furthermore, some of Orpington's most reputable schools are within close proximity, namely for instance the well-renowned St. Olaves Grammar School. Marketed with the benefit of no onward chain also.

£630,000



Goddington Lane | Orpington | BR6



Porch

UPVC front door with double glazed frosted window and additional window above, wooden door to;

Hallway

Picture rail, access to loft, radiator, fitted carpet.

Living Room

13'6" x 13'9" maximum (4.11m x 4.19m maximum)
Double glazed sliding doors to rear, original leaded-light and stained-glass windows to side, coved ceiling, feature fireplace, radiator, fitted carpet.

Kitchen

9'9" x 11'4" (2.96m x 3.45m)
Double glazed window to rear, double glazed frosted window to side, coved ceiling, tiled walls, range of matching wall and base units with cupboards and drawers, 1 & 1/2 bowl stainless steel sink unit with swan-neck mixer tap, work surfaces with splashback tiling, integrated oven and grill, integrated 4-ring gas hob with fitted extractor hood over, integrated fridge, integrated dishwasher, wall-mounted Vaillant boiler, vinyl flooring.

Bedroom 1

15'0" into bay x 10'8" maximum (4.58m into bay x 3.26m maximum)
Double glazed bay window to front, coved ceiling, built-in wardrobes with sliding mirrored doors, electric heater, radiator, fitted carpet.

Bedroom 2/Dining Room

15'7" into bay x 10'8" maximum (4.75m into bay x 3.26m maximum)
Double glazed bay window to front, original leaded-light frosted windows to side, coved ceiling, feature fireplace, radiator, fitted carpet.

Bedroom 3

8'4" x 10'8" (2.54m x 3.25m)
Double glazed window to side, coved ceiling, radiator, fitted carpet.

Shower Room

5'6" maximum x 6'11" (1.67m maximum x 2.11m)
Double glazed frosted window to side, coved ceiling, walk-in shower cubicle with surrounding tiles, wash hand basin in vanity unit with splashback tiling, airing cupboard housing hot water cylinder, chrome heated towel rail, vinyl flooring.

W.C

2'8" x 6'2" (0.82m x 1.87m)
Double glazed frosted window to side, coved ceiling, low level W.C, vinyl flooring.

Lean-To/Utility Area

18'10" x 7'5" (5.74m x 2.26m)
Double glazed windows to sides, wooden glazed door to side, wooden glazed door to rear, wooden door to garage, range of matching base units, sink unit, plumbing and space for washing machine, space for tumble dryer, power and space for freezer.

Rear Garden

Approximately 50ft in length x 25ft in width
Patio area, traditional lawn area, mature trees (including an apple tree) and shrubs, wooden storage shed, water tap, light, side access to both sides via gates.

Garage

17'11" x 7'5" (5.46m x 2.26m)
Up-and-over door to front, wooden door to rear, power, light.

Front

In-and-out driveway facilitating off-street parking for multiple vehicles, traditional lawn area, mature trees and shrubs, up-and-over door to garage, light, side access to both sides via gates.

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