



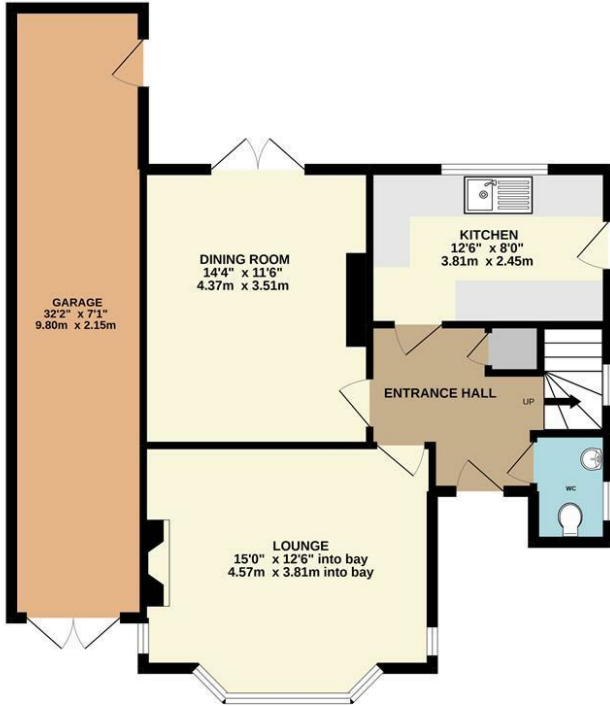
76 Goddington Lane, Orpington, Kent, BR6 9DY

Guide Price: £900,000 - £925,000. A character 3 double bedroom house with great potential for modernisation & extension (STPP). Feature 100'0+ south-west rear garden. Highly desirable semi-rural lane near St Olaves Grammar School.

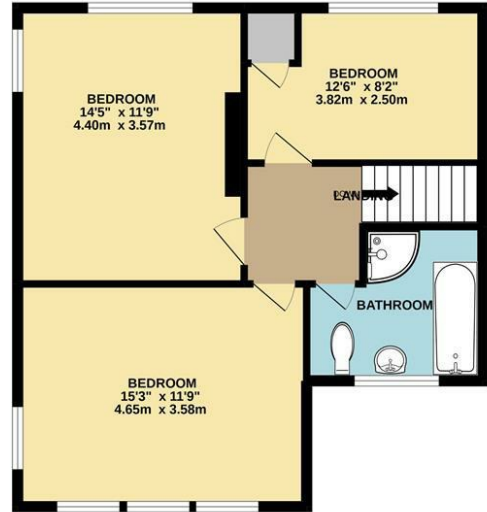
- Sought-after setting in leafy lane
- Three double bedrooms
- Two reception rooms
- Kitchen
- Refitted four piece bathroom suite
- Tandem length garage
- Beautiful 100'+ south-westerly garden
- Potential for improvement & extension (STPP)
- Within easy reach of St Olaves School
- Offered

£900,000

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	71
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	