



24 Goddington Lane, Orpington, Kent, BR6 9DS

COMING SOON A substantial four/five-bedroom detached house, built in the 1930s and having been a much-loved family home for over 50 years.

Extended on the ground floor, the generous and versatile accommodation comprises three reception rooms, with the third reception room offering potential use as a fifth bedroom. With a cloakroom conveniently positioned alongside, this area could also lend itself to the creation of a small annexe, subject to any necessary alterations. There is also a fitted kitchen/breakfast room and utility room.

Upstairs, arranged off a gallery landing, are four good-sized bedrooms, a family bathroom and a separate WC.

Outside, the property is complemented by a stunning south-facing rear garden extending to approximately 100 feet. There is also a large integral garage, together with a private driveway to the front.

The property is situated in a sought-after leafy lane, conveniently located for Orpington High Street and a number of highly regarded schools, including St Olave's, as well as a wide range of local amenities.

Internal viewing is strongly recommended to fully appreciate the size, versatility and potential this substantial family home has to offer.

£1,200,000

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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	