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Goddington Lane, Orpington, Kent, BR6 9DS

£1,100,000 Freehold

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Property Description
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.

Open Porch
Hardwood entrance door to front with adjacent leaded light windows to both sides.

Entrance Hall
A spacious, welcoming entrance hall. Dogleg staircase leading to the first floor landing, with storage cupboards beneath. Coving to ceiling. Picture rail. Single panel radiator.

Cloakroom
Fitted with a white low level WC, and vanity wash hand basin with cupboard under. Complimentary tiling. Partly tiled walls with decorative border at dado rail height. Single panel radiator. Coving to ceiling.

Main Reception Room
A lovely bright room, with large double glazed sliding patio doors, and adjacent picture windows within the recess, and overlooking the rear garden. Attractive fireplace with adjacent gas point. Further leaded light window to the side. Double panel radiator. Single panel radiator. Wall light points. Coving to ceiling.

Dining Room
Double glazed leaded light effect bay window to the front, with curved double panel radiator beneath. Additional window to the side. Coving to ceiling. Wall light points. Brick fireplace, with coal fire.

Study / Bedroom 5
Double glazed leaded light effect bay window to front, and with curved double panel radiator. Coving to ceiling, and picture rail.

This room - especially, as it adjoins the cloakroom - would make an ideal Guest suite for visitors, or for a teenager or elderly relative, if required.

Breakfast Room
With double glazed patio doors leading onto the rear garden. Shelved recess. Attractive archway opening to:-

Kitchen
Comprehensively fitted with a range of "Shaker" style wall, base and drawer units with colour coordinated worktops and inset one and a half bowl sink unit, with mixer tap over. Complimentary tiling. Integrated four burner gas hob, with extractor over, and with separate unit housing the electric oven. Large double glazed window overlooking the rear garden. Double panel radiator. Through to:-

Utility Room
With matching "Shaker" style base units and worktops. Inset stainless steel single bowl single drainer sink unit with mixer tap over. low level wall mounted gas fired central heating boiler. Door to the integral garage. Double glazed window overlooking the rear garden, and double glazed door to the side leading to the garden. Single panel radiator. Space for freestanding washing machine, together with plumbing, plus adjoining space for freestanding tumble dryer. Space for freestanding upright fridge/freezer.

First Floor Landing
A lovely galleried landing. Picture rail. Single panel radiator. Double glazed leaded light effect window overlooking the front garden. Access to the particularly spacious loft area - with the potential, subject to Building Regulations, to convert, to create a large master bedroom with en-suite.

Bedroom 1
With large double glazed bay window to the front, and with curved double panel radiator beneath. Double panel radiator. Extensive range of quality fitted wardrobes to one wall. Coving to ceiling. Picture rail.

Bedroom 2
With large double glazed picture window overlooking the rear garden, and with single panel radiator beneath. Picture rail. Range of fitted wardrobes to one wall, plus freestanding matching bedside cabinets and chest of drawer unit.

Bedroom 3
Double glazed window overlooking the rear garden, and with single panel radiator beneath. Picture rail. Built-in cupboard.

Bedroom 4
Double glazed leaded light effect window to the front, and with single panel radiator. Picture rail.

Family Bathroom
Fitted with a suite comprising:- bath with timber side panel, fully tiled corner shower cubicle, and vanity wash hand basin unit with cupboard and drawers under. "Flemish" style frosted double glazed window to the rear. Partly tiled walls with decorative border at dado rail height. Built-in airing cupboard. Coving to ceiling. Single panel radiator.

Separate WC
Fitted with a low level WC. Single panel radiator. Coving to ceiling. Secondary glazed window to the side. Partly tiled walls with decorative border at dado rail height.

Integral Garage
With electric remote controlled up and over door to the front. Power and lighting. Personal door to the Utility room.

Front Garden
Screen from the road by hedges. Large crazy paved driveway providing ample off road parking, and access to the Garage. Plant and shrub borders. Pedestrian side access leading to:-

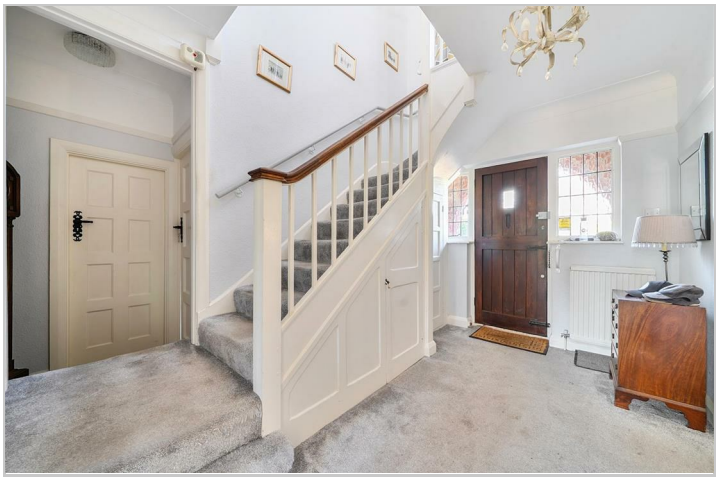
Rear Garden
A true feature of this property, and backing approximately south. With areas of crazy paved areas of terrace, and steps leading down to large area of lawn. The garden is well secluded, with well stocked plant, shrub and hedge borders. Trees. outside lighting. Outside water tap.

Agent's Note
The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "E"
EPC Rating: "D"
Total Square Meters: Approximately 172 (plus garage)
Total Square feet: Approximately 1854 (plus garage)
Room Dimensions: As per floorplan

This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk





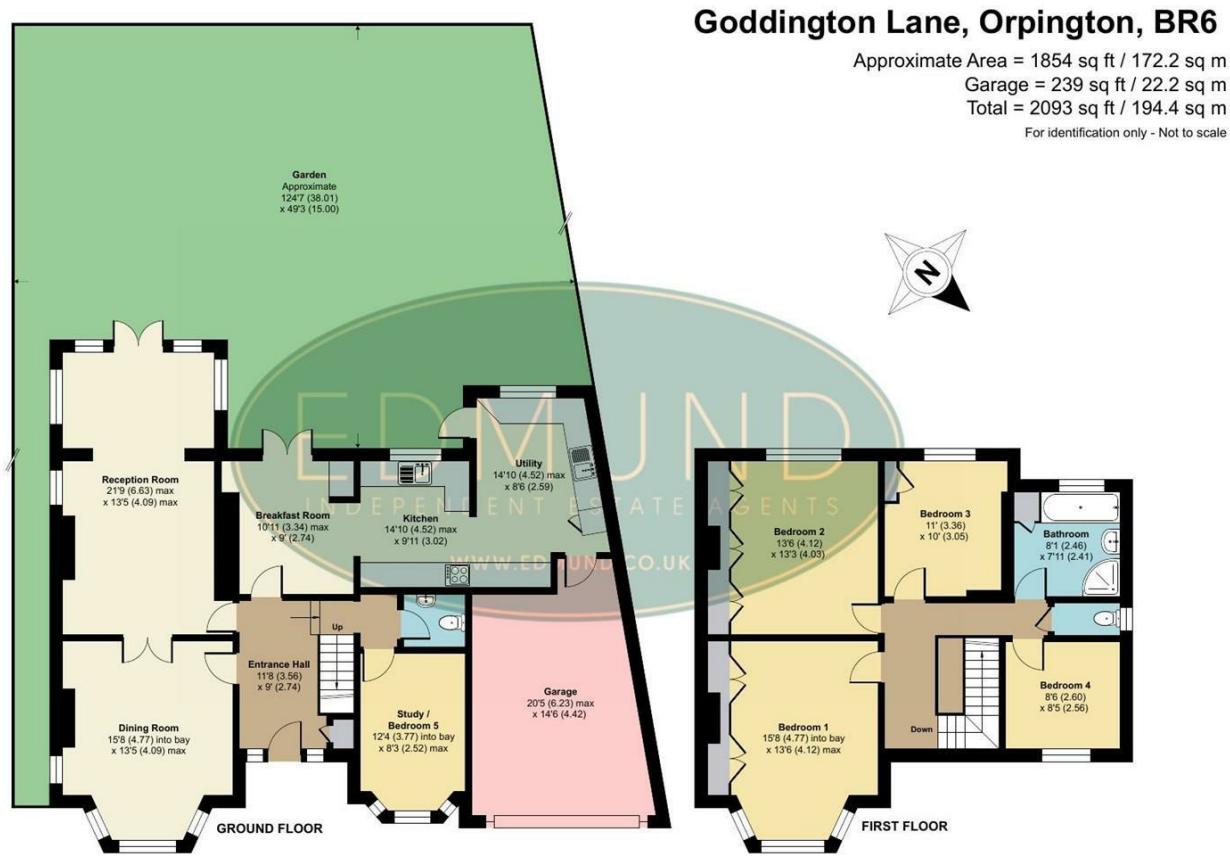








Floor Plan

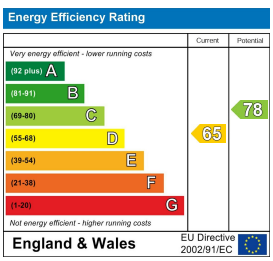


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Edmund Estate Agents. REF: 1508389

Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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