



## **Goddington Chase, Orpington, BR6 9EA**

**£600,000 Freehold**

'Chain; Free' three bedroom bungalow situated on a corner plot of a quiet residential cul de sac in South Orpington with detached garage to side and garden to side and rear. Internally the property is well looked after with spacious entrance hall, three double bedrooms, large lounge/diner and fitted kitchen.

There is a remodelled shower room with separate WC and Worcester Bosch combination boiler. Offering easy access to the shops and mainline station of central Orpington. numerous local sports and leisure facilities, good local schools and the M25 if required. Whilst the property is spacious at present it also has potential to extend (STPP).



**ENTRANCE HALL 11'6 x 8'2 plus 13'3 x 3' corridor (3.51m x 2.49m plus 4.04m x 0.91m corridor)**

Double glazed front door with lead light double glazed windows either side leads into entrance hall with coving, radiator, loft access hatch, telephone point and two large cloaks/storage cupboards.

**BEDROOM ONE 12'11 x 10'2 (3.94m x 3.10m)**



Dual aspect with double glazed windows to side and rear, coving and radiator.

**BEDROOM TWO 10'2 x 9'8 (3.10m x 2.95m)**



Dual aspect with double glazed lead light window to front and double glazed window to side and coving.

**BEDROOM THREE 9'4 x 7'10 (2.84m x 2.39m)**

Double glazed window to rear, coving and built in wardrobe.

**LOUNGE/DINER 22'4 x 13' (6.81m x 3.96m)**



Dual aspect with double glazed windows to side and rear and double glazed sliding doors to rear leading to garden areas. Coving, radiator and coal effect electric fireplace.

**FITTED KITCHEN 9'9 x 8'7 (2.97m x 2.62m)**



Double glazed window to front and door to side. Range of wall and base units with work surfaces over and local tiling, stainless steel sink with mixer tap and drainer and vinyl flooring. Space and plumbing for washing machine, space for tall fridge freezer, space and point for freestanding gas cooker and wall mounted Worcester Bosch boiler.

**CLOAKROOM**

Opaque double glazed window to front, low level WC and ceramic tiled floor.



**SHOWER ROOM 7'6" x 4'5" (2.29m x 1.35m)**



Opaque high level window to front, chrome ladder towel warmer, extractor fan, fully tiled walls and floor. Double shower cubicle with wall mounted controls overhead shower and hand wand. Wall mounted wash hand basin on vanity unit providing storage.

**REAR GARDEN 45' x 12' (13.72m x 3.66m)**



Patio area with path, laid lawn and mature shrub borders. Drying area to left and side garden to right.

**SIDE GARDEN 40' x 26' (12.19m x 7.92m)**



Multi aspect side garden with open views South, East and West. Mainly laid to lawn with mature shrub borders.

**DRYING AREA 16' x 16' (4.88m x 4.88m)**



Square paved drying area behind the garage.

**DETACHED GARAGE 16'2" x 8'3" (4.93m x 2.51m)**

Up and over door to front, windows to rear and personal door to side leading to covered passageway (14'3" x 4'10")

## FRONTAGE



Brick herringbone style block paved frontage providing off street parking for several cars and access to detached garage to side of property.

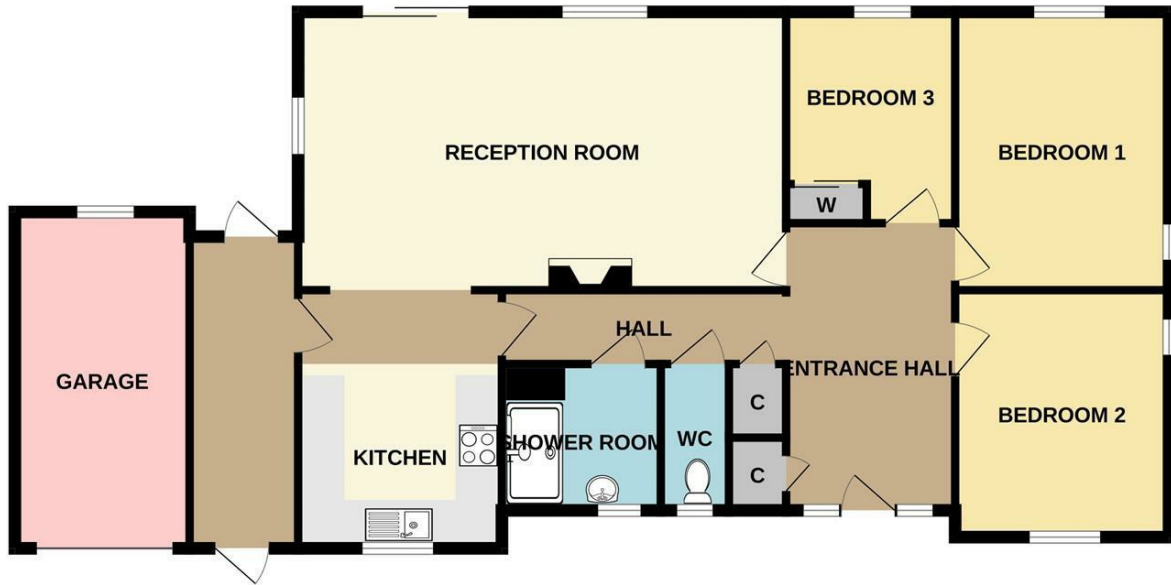
### **TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 85sqm (Approx 915sqft)

### **COUNCIL TAX BAND 'F'**



# Floor Plan

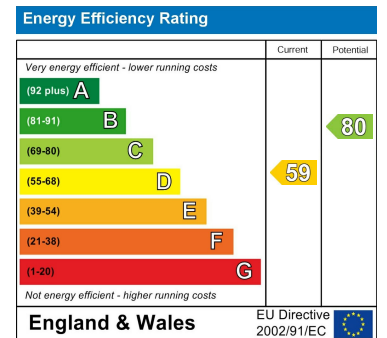


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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