



22 Goodmead Road, Orpington, Kent, BR6 0HX

Versatile 3-Bedroom House with HMO Potential / 5-Bed Bedsit Setup

An excellent opportunity to acquire a versatile property offering both a comfortable family home setup and immediate or potential use as a House in Multiple Occupation (HMO). This well-presented property is currently arranged as a five-bedroom bedsit, but can also function as a traditional three-bedroom home, giving buyers maximum flexibility.

The ground floor features a welcoming entrance hall leading to two rooms currently used as bedrooms (which could alternatively serve as reception rooms), and a well-equipped shared kitchen at the rear with access to the garden. Upstairs, you'll find three further rooms, again suitable for use as bedrooms or as part of a standard three-bedroom layout. A shared bathroom and separate WC complete the upper floor.

This property offers strong rental income potential for landlords, or an adaptable living space for owner-occupiers who may wish to restore it to a classic three-bedroom family home.

Whether you're a family looking for a spacious home with flexible rooms, or an investor searching for a ready-to-go or easily adaptable HMO, this property offers an ideal solution.

Viewing highly recommended to appreciate the potential and location

£695,000

- Chain free
- Three-bedroom house (currently configured as five bedrooms)
- Ideal for families, investors, or landlords
- Established HMO layout with five individually let rooms (subject to licensing)
- Spacious communal kitchen and shared facilities
- Private large garden
- Excellent location for local amenities, transport links, into London great rental demand

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	