



## Goddington Manor, Orpington | £339,995 LEASEHOLD

This beautifully well appointed two bedroom purpose built ground floor apartment forms part of the redevelopment of Goddington Manor, a stunning period house containing refurbished conversions in a quiet, private retreat. This property was built on the grounds on the main house and has the superb advantage of its own private secluded walled garden ideal for entertaining on those long summer nights. It has been designed to a particularly high specification boasting a stunning fitted kitchen with a host of integrated appliances, a luxury modern bathroom and has been interior designed in light neutral tones to suit all tastes. Goddington Manor is conveniently situated equal distance from both Orpington and Chelsfield stations and is ideally placed for easy access to the M25 and in our opinion would make an ideal home for those looking for a unique modern living environment.



- Two bedrooms
- Ground floor apartment
- Private rear garden
- High spec modern kitchen
- Garage
- Private gated development

**LOUNGE / KITCHEN DINER** 23' 1" x 12' 5" (7.04m x 3.78m)

**BEDROOM ONE** 16' 8" x 10' 10" (5.08m x 3.3m)

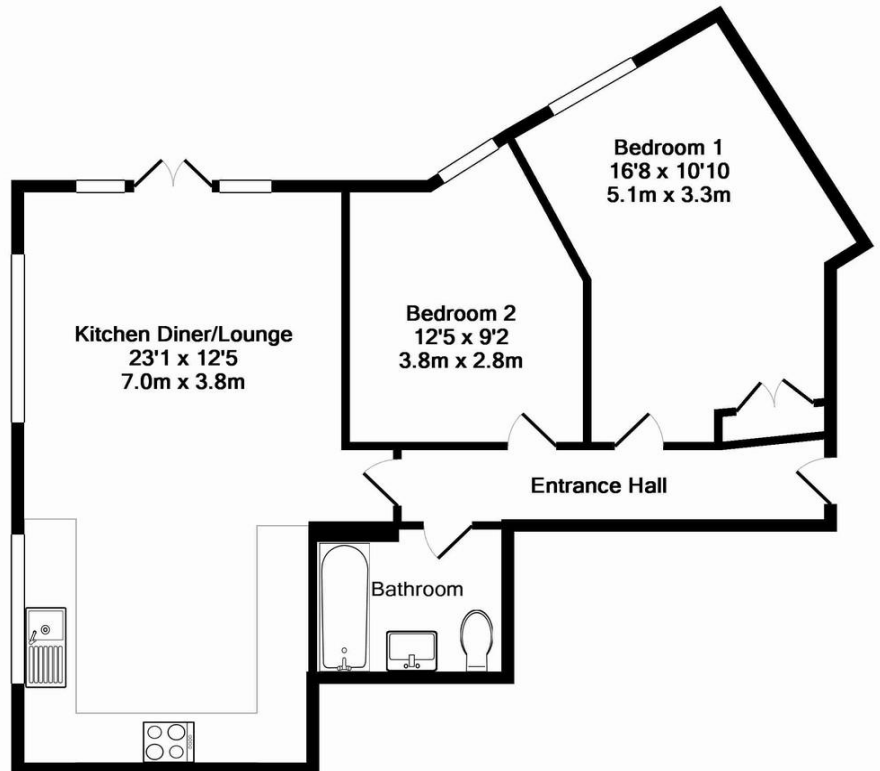
**BEDROOM TWO** 12' 5" x 9' 2" (3.78m x 2.79m)

### FAMILY BATHROOM

**PRIVATE GARDEN:** Approx 35ft  
Walled secluded garden with barbeque and patio area

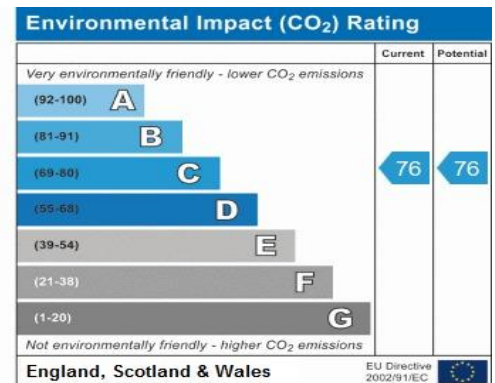
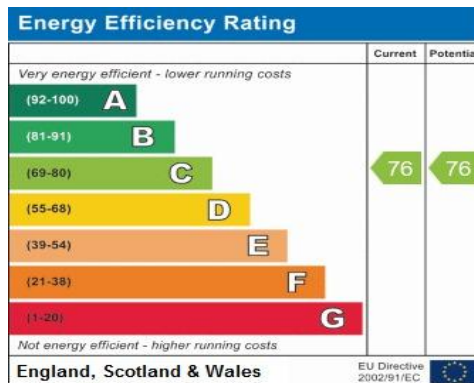
### GARAGE

**Directions:** From Orpington station go down Station Approach and turn left onto Station Road until the roundabout and then take the second exit onto Spur Road. Continue along Spur Road to the traffic lights at the end and turn right onto Court Road where Goddington Manor can be found on the left hand side.



Total Approx. Floor Area 630 Sq.Ft. (58.5 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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