



Deceptively spacious semi detached house located in a convenient area for local shops and schools

**£425,000**    **Freehold**



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT



## Greatness Lane, Sevenoaks



Bedrooms: 2



Bathrooms: 1



Receptions: 2

- Spacious ground floor
- Large master bedroom
- Seperate utility room
- Good size garden
- Double glazed
- CHAIN FREE



Deceptively spacious semi detached house located in a convenient area for local shops and schools. Walking distance to Bat & Ball station. Sevenoaks town, station and Sainsbury's supermarket are a short drive away but can also be reached on foot. CHAIN FREE

### ACCOMMODATION

Front door into the hallway leading to a utility room with access to outside. Modern fitted kitchen comprising high gloss white wall and floor units, laminate work top, single sink with mixer tap, built in exposed shelving. Space for large fridge freezer, plumbing for dishwasher (all appliances available under separate negotiation). Wrap around reception rooms consisting of a sitting room with half glazed door from hallway, laminate wood flooring, gas fireplace, window to front. Leading into a second open plan reception with sitting and dining areas with glazed doors to the garden. Stairs to the first floor landing with carpet, loft hatch & radiator leading to the double aspect master bedroom with grey laminate flooring and plantation shutters. There is also a single bedroom with grey laminate flooring, window to front. The bathroom has a white suite comprising panelled bath with shower over and shower screen, vanity unit with sink and mixer tap, obscured windows & part tiles walls.

### OUTSIDE

Large garden to rear with patio area and metal shed, lawn area, raised beds to one side. Ample parking on road with no restrictions. Small front garden with path to front door and side gate.

### UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

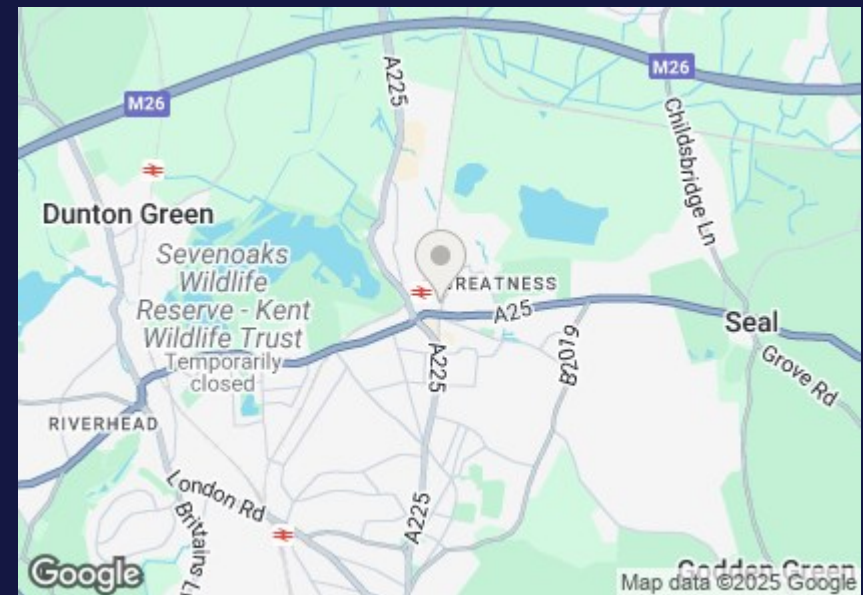
Heating: mains gas

Local Authority: Sevenoaks District Council

Council Tax Band: C

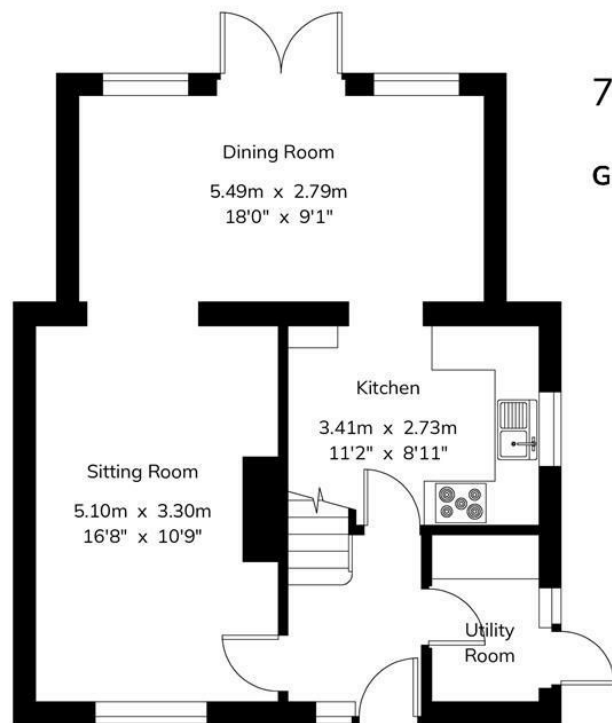






From central Sevenoaks proceed in a northerly direction along the High Street and the A225 (Dartford Road). Continue down the hill to the Bat and Ball lights where you turn right on to Seal Road. Greatness Lane is the first left by the One Stop, and number 7 can be found a little way down on the left hand side.

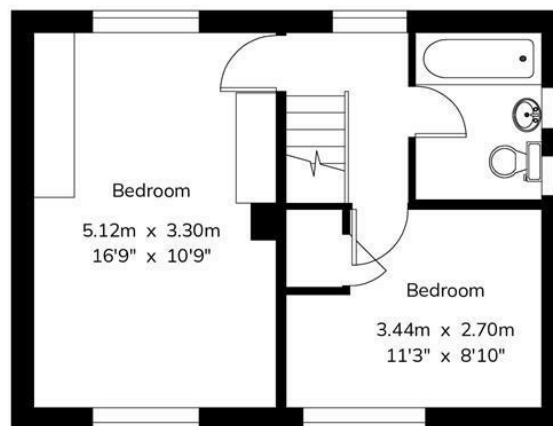




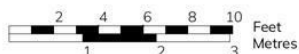
Ground Floor

7 Greatness Lane

Gross Internal Area : 88.1 sq.m (948 sq.ft.)



First Floor



For Identification Purposes Only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	78
England & Wales		EU Directive 2002/91/EC



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