



A most attractive two double bedroom bay fronted end terrace cottage, situated in a highly sought after cul-de-sac location within genuine walking distance of Bat & Ball rail station (0.3 miles), providing fast and frequent links to London Blackfriars, or to London Bridge / Charing Cross via Sevenoaks mainline station (one stop away). The property is also within easy reach of a range of doorstep amenities including both the Sainsburys Local (0.2 miles) as well as both Sainsbury / Aldi Superstores (0.9 miles) and all of the shopping, social and leisure facilities on offer in the town centre (1.5 miles), including beautiful Knole Park.

Considered to be well presented and planned the current accommodation comprises an entrance hallway, bay fronted sitting room with period fireplace, modern kitchen / dining room, ground floor bath / shower room, two first floor double bedrooms and an extra study / nursery room (accessed via bedroom two). Externally the property benefits from a private rear garden with side pedestrian access that is ideal for sitting out and entertaining. Your internal viewing comes highly recommended in order to fully appreciate all this charming home has to offer.

30 Greatness Road

Sevenoaks, TN14 5BY Freehold

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Asking Price £395,000

ENTRANCE HALL

Front entrance door, quarry tiled flooring, multi pane door provides access to the sitting room.

SITTING ROOM

13'1 x 10'0

Double glazed three piece feature bay window to front, double radiator, attractive wood flooring, shelved chimney breast recess, ornate period fireplace as the focal point for the room and open doorway to inner hall.

INNER LOBBY

Continuation of attractive wood flooring, staircase to the first floor landing and access through to the kitchen / dining room.

KITCHEN / DINING ROOM

13'1 x 12'0 max

Double glazed door at rear providing direct garden access, double radiator, continuation of attractive wood flooring, inset downlighting and localised wall tiling in a brick bond pattern. The kitchen itself comprises a series of modern matching wall and base units for storage set with butchers block style worktops and an inset stainless steel sink unit. Integrated appliances include dishwasher, under counter fridge and freezer units, oven with five ring gas hob and extractor. Space and plumbing for the washing machine exist beneath the breakfast bar with further built in storage units to the far wall. Door provides access to the ground floor bath / shower room.

GROUND FLOOR BATHROOM

8'0 x 6'0

Patterned double glazed window to rear, heated towel rail, vinyl flooring, fully tiled walls, white suite comprising panel bath, close coupled WC, pedestal wash basin and separate full size step in shower cubicle.

FIRST FLOOR LANDING

Inset downlighting and doors to bedrooms one and two.

BEDROOM ONE

13'0 x 10'0

Double bedroom has double glazed window to front, double radiator, coved ceiling, attractive wood flooring and door to useful overstairs storage cupboard.

BEDROOM TWO

13'0 x 9'8

Double bedroom has double glazed window to rear, double radiator, attractive wood flooring and door to walk off study / nursery.

STUDY / NURSERY

8'0 x 6'0

Accessed via the back bedroom, this room is currently used as an occasional single bedroom three. Double glazed window to rear, double radiator and attractive wood flooring.

PARKING

On street parking to the front of the property.

GARDEN

Set within a neatly fenced perimeter, the garden is mainly laid to lawn with a paved patio providing an ideal space for sitting out and entertaining. Timber storage shed to the foot of the garden and side pedestrian access with gate.

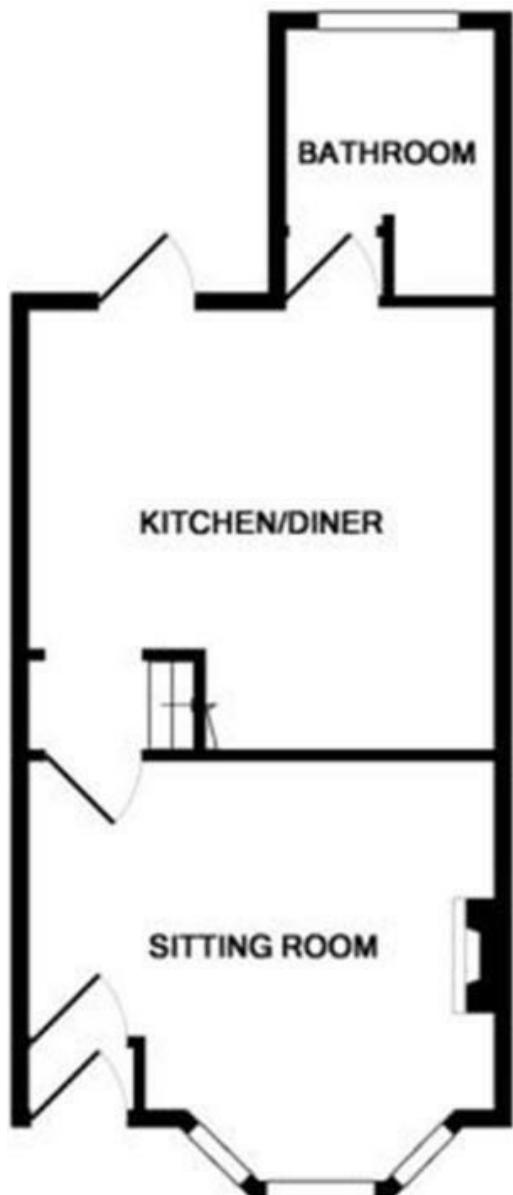
ADDITIONAL INFORMATION

Property is freehold

Council tax band D







GROUND FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 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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4 Station Parade, London Road, Sevenoaks, Kent,
TN13 1DL
T: 01732 740747

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk

