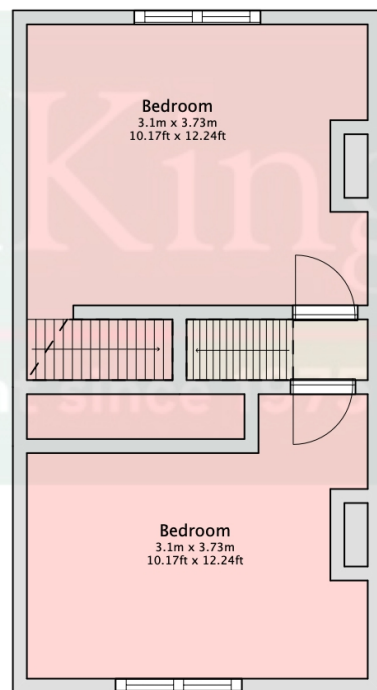


21 Greatness Road

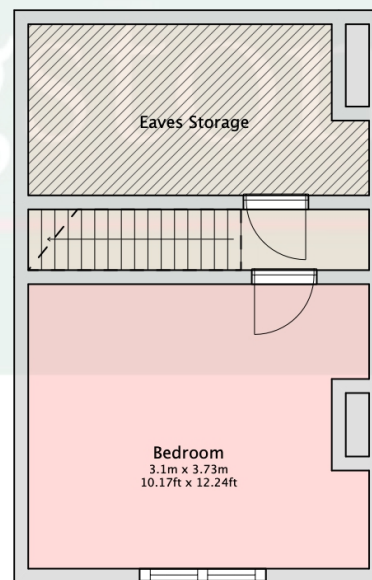
Approximate total internal area:  
77.81m2 ( 837.54sqft)

Approximate total internal area inc Eaves:  
89.37m2 ( 961.97sqft)

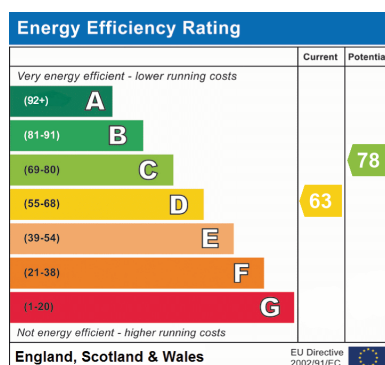
Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



### First Floor



## Second Floor



# John Kingston

**an estate agent since 1975**

**3b Dorset Street  
Sevenoaks  
Kent TN13 1LL**

**Tel: 01732 450050**  
**Fax: 01732 450050**

Email: [sales@johnkingston.co.uk](mailto:sales@johnkingston.co.uk)  
Web: [www.johnkingston.co.uk](http://www.johnkingston.co.uk)



21 GREATNESS ROAD, SEVENOAKS TN14 5BY

Charming three storey 3 bedroom period house of character located in a popular no through residential road with a lovely garden. The property has been greatly improved by the present owner in keeping with the age of the house but with a contemporary twist. Lots of lovely features that create an inviting welcome.

Bathroom ■ Gas fired central heating ■ Rear Garden extends about 70ft ■ Delightful sitting room ■ Contemporary kitchen ■ Large eaves storage area ■ 3 double bedrooms ■ Charming dining room ■ Lovely 70ft rear garden ■ Sealed unit double glazed windows with Cedar shutters

PRICE: OFFERS IN EXCESS OF £425,000 FREEHOLD



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SITUATION

The property is located in a conveniently positioned residential cul de sac within easy reach of Sevenoaks High Street, main line railway station and Bat & Ball railway station. There are also local shops nearby, a doctor's surgery and hospital with X-Ray department and Minor Injuries. The nearest and easily reached Primary schools are St Johns & Sevenoaks County Primary. The Trinity School and new Weald of Kent Grammar School for girls are also within walking distance as is Knole Academy.

Sevenoaks High Street is just over a mile away with Sevenoaks main line station (fast rail services to London Bridge, Waterloo East, Charing Cross and Cannon Street) a similar distance. Bat & Ball railway station is about 5 minutes walk (services to Victoria/Bromley South or for a connecting service to Sevenoaks main line railway station), Sainsbury's Superstore is about 0.9 miles distant. Access to the M25 (junction 5) can be found at the Chevening interchange about 2.5 miles distant.

National Trust owned Knole House with its 1,000 acre deer park in which to run/roam is within easy reach.

DIRECTIONS

From the High Street proceed in a Northerly direction through the Pembroke Road traffic lights and continue down St Johns Hill to the traffic lights. At the traffic lights turn right onto the A25 Seal Road. Proceed through the next set of traffic lights and Greatness Road will be found on your left hand side.

GROUND FLOOR

COVERED PORCH

2' 9" x 2' (0.84m x 0.61m)

DINING ROOM

12' 2" x 10' (3.71m x 3.05m) chimney breast with a most attractive decorative fireplace surround with ducks nest grate, display mantle and hearth, sealed unit double glazed window to the front with Pine shutters, double radiator, exposed Pine floor, centre ceiling rose, opening leads through to the inner hall.



INNER HALL

2' 7" x 2' 3" (0.79m x 0.69m) stairs lead up to the first floor, exposed Pine floor, opening leads through to the sitting room.

SITTING ROOM

12' 2" x 10' (3.71m x 3.05m) the under stairs area has been opened up to give a greater feeling of space to the room and this area measures about 5' 9" x 2' 7". There is a chimney breast with a decorative fireplace surround with ducks nest grate, display mantle and an attractive tiled hearth, built in cupboard to one side and display shelf to the other side, sealed unit double glazed window to the rear with Pine shutters, double radiator, exposed Pine floor, centre ceiling rose, opening leads through to the kitchen.



KITCHEN



9' 10" x 7' 10" (3.00m x 2.39m) a range of ground and wall cupboards, worktops incorporating a one and a half bowl single drainer porcelain sink unit with mixer tap, cupboard under, space and plumbing for a washing machine, 4 ring gas hob with stainless steel and glass extractor canopy hood over, drawers under, pull out spice racks either side, further drawers, built in AEG oven, cupboard under, AEG microwave oven over, cupboard above, tiled floor, halogen down lighting, sealed unit double glazed skylight window, built in fridge/freezer, window to the side, door leads into the garden, Worcester gas fired boiler serving the central heating and hot water, door leads into the bathroom.

BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m) panelled bath with centre mixer tap and wall shower, glass bi-fold shower screen, full height tiling around the bath, wash hand basin with mixer tap and low level W.C. with concealed cistern and soft close laminate seat, Riven cut slate floor, heritage fittings, heated towel rail, window to the rear, extractor.



FIRST FLOOR

LANDING

2' 10" x 2' 8" (0.86m x 0.81m) doors lead into bedrooms 1 and 2.

BEDROOM 1

12' 3" x 10' (3.73m x 3.05m) two sealed unit double glazed windows to the front with Pine window shutters, chimney breast with a decorative cast iron fireplace with ducks nest grate and display mantle, exposed Pine floor, built in floor to ceiling wardrobe cupboards with sliding doors, double radiator.



BEDROOM 2

12' 3" x 10' 1" (3.73m x 3.07m) exposed Pine floor, chimney breast, sealed unit double glazed window to the rear, double radiator, opening with stairs leading up to the second floor.



SECOND FLOOR

LANDING

5' 10" x 2' 5" (1.78m x 0.74m) door leads into bedroom 3, access leads to an eaves storage area.

BEDROOM 3

12' 3" x 10' (3.73m x 3.05m) chimney breast with a decorative cast iron fireplace with ducks nest grate, exposed Pine floor, sealed unit double glazed window to the front, centre ceiling rose.



OUTSIDE

FRONT GARDEN

A small front designed for ease of maintenance.

REAR GARDEN

The rear garden measures about 70ft. There is a brick paved area ideal for al fresco dining with pergola and lighting, a brick path with lawn beside leads to a slightly raised second area where there is an area of lawn, flower beds with varied planting and a garden shed.



COUNCIL TAX BAND C £2050