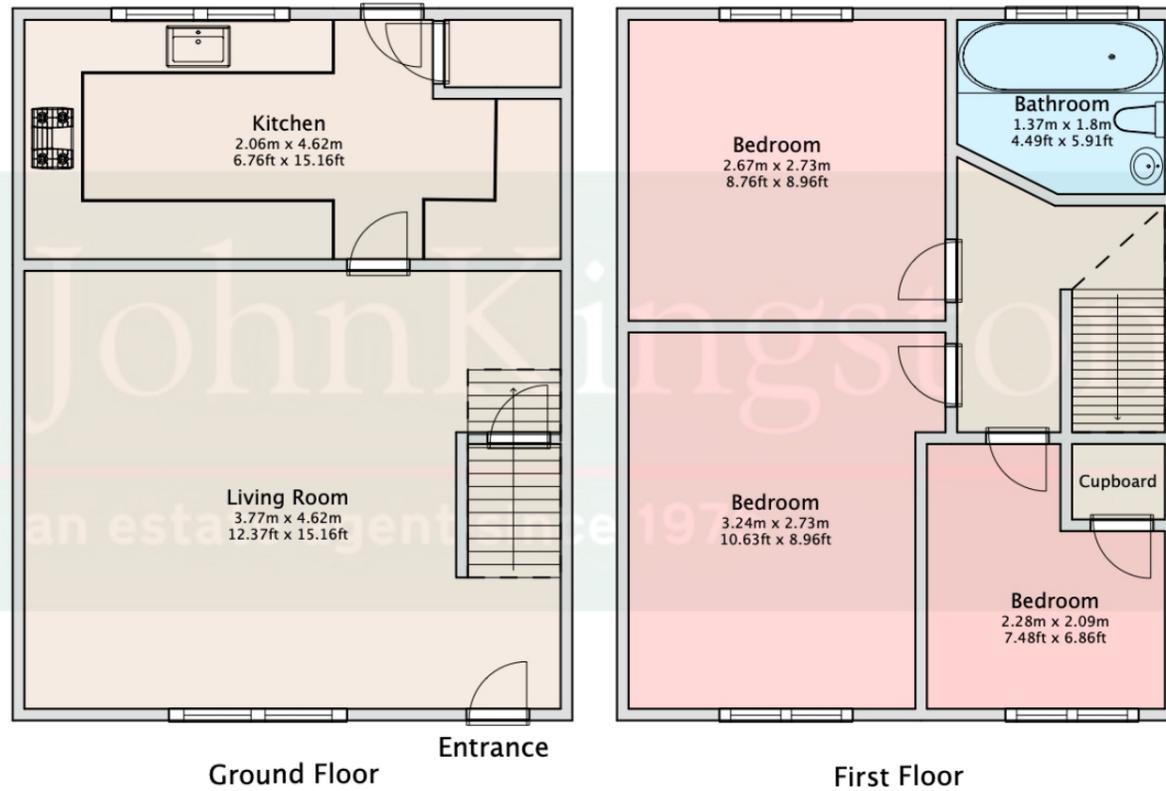


29 Greatness Road

Approximate total internal area:
53.87m² (579.85sqft)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



29 GREATNESS ROAD, SEVENOAKS, KENT TN14 5BY

The current owners have meticulously improved this three bedroom terraced house with enhancements such as the installation of elegant shutters and flooring, to create a fantastic family home with a fresh, contemporary interior. The property enjoys a convenient location, situated in a residential cul-de-sac within short walking distance of various amenities including Bat & Ball railway station, local schools, and shopping facilities.

Terraced house ■ Three bedrooms ■ First floor bathroom ■ Spacious living room ■ Well-presented throughout ■ Delightful rear garden ■ Gas central heating and double glazing throughout ■ Short walk to Bat & Ball railway station ■ Walking distance of shops and schools ■ Low maintenance front garden with picket fencing

PRICE: GUIDE PRICE £380,000 FREEHOLD

SITUATION

The property is located in a conveniently positioned residential cul-de-sac within easy reach of Sevenoaks High Street (approx. 1.2 miles), mainline railway station (approx. 1.3 miles) and Bat & Ball railway station (approx. 0.5 miles). Sevenoaks mainline station provides direct services to London Bridge in as little as 22 minutes, and Bat & Ball station provides Thameslink services to London Blackfriars, as well as trains which reach Sevenoaks in a few minutes, where one can then change to the fast Southeastern service directly to London Bridge/Waterloo East/Charing Cross.

The property is conveniently positioned for various shops, including a Sainsbury's Superstore (circa 1 mile) and a Sainsbury's Local (approx. 0.3 miles), as well as a doctor's surgery and hospital. The nearest and easily reached primary schools are St Johns & Sevenoaks County Primary. The popular Trinity School, Tunbridge Wells Boys Grammar and Weald of Kent Grammar School for girls annexes are also within walking distance, as is Knole Academy.

National Trust owned Knole House with its 1,000 acre deer park in which to run/roam is within easy reach. Access to the M25 (junction 5) can be found at the Chevening interchange about 2.5 miles distant.

DIRECTIONS

From Sevenoaks High Street, proceed in a northerly direction into the Dartford Road, which becomes St Johns Hill. Turn right into Hospital Road. At the end, proceed right and then the next left into Greatness Road. Number 29 is on the left hand side.

GROUND FLOOR

LIVING ROOM



3.77m x 4.62m (12' 4" x 15' 2") Double glazed window to front, wood flooring, stairs to first floor, radiator.

KITCHEN



2.06m x 4.62m (6' 9" x 15' 2") Fitted with a range of wall and base units with worktops over, stainless steel sink unit with mixer tap, four ring gas hob with extractor above, integrated oven, space for appliances, tiled splashback, wood flooring, double glazed window and UPVC door to rear.

FIRST FLOOR

LANDING



Doors to bedrooms and bathroom.

BEDROOM 1



3.24m x 2.73m (10' 8" x 8' 11") Double glazed window to front, radiator.

BEDROOM 2



2.67m x 2.73m (8' 9" x 8' 11") Double glazed window to rear, radiator.

BEDROOM 3



2.28m x 2.09m (7' 6" x 6' 10") Double glazed window to front, radiator.

BATHROOM



1.37m x 1.8m (4' 6" x 5' 11") Panelled bath with overhead shower attachment, pedestal wash hand basin, low level W.C., part tiled walls, tiled flooring, radiator, double glazed obscured window to rear.

OUTSIDE

FRONT GARDEN

Low maintenance frontage with picket fencing.

REAR GARDEN



A generous and well-maintained garden to enjoy, which is mainly laid to lawn with a patio and garden shed, there is a right of way to the rear of the garden for the neighbour.

COUNCIL TAX

Band C: Approx. £2,187.45 2025/26 figure