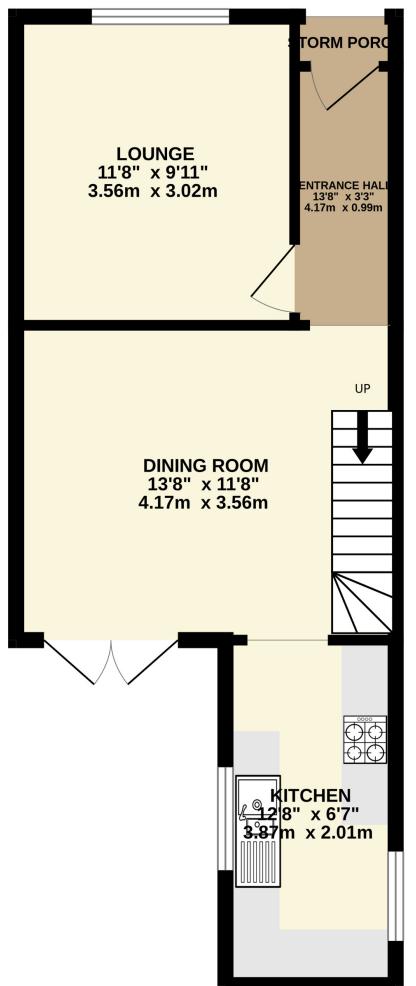
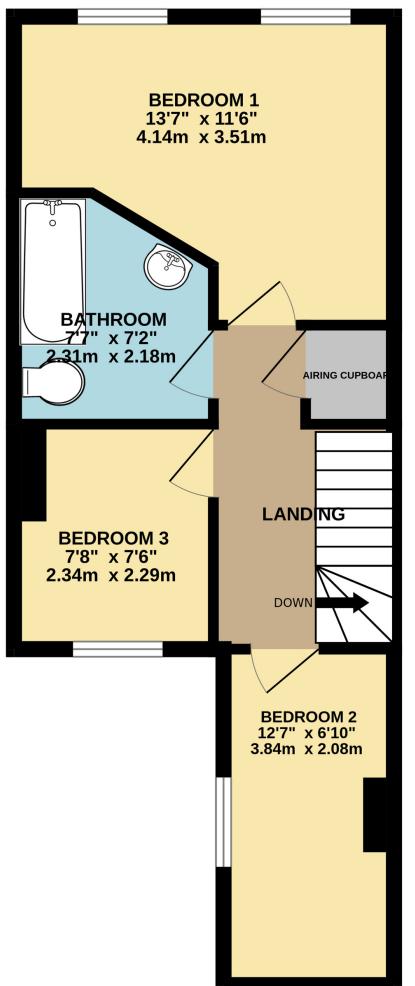


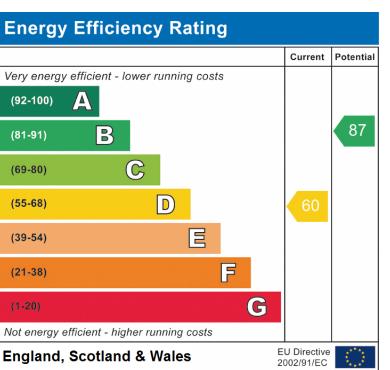
GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and points are approximate and should only be used as a guide. Any room sizes are approximate, omission or misdescription may occur. This is for sales purposes only and should be read 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.  
Made with Metropix ©2023



# JohnKingston

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)



## 16 GREATNESS ROAD, SEVENOAKS, KENT TN14 5BY

Attractive 3 bedroom Victorian end of terrace house in a residential cul-de-sac within convenient location for shops, schools and station. The property benefits from an upstairs bathroom, two reception rooms and gardens to front and rear. The dining room has French doors to garden and the property still offers the opportunity to stamp your own ideas.

3 Bedrooms █ Short walk to station █ Kitchen █ Lounge █ Dining Room █ Front Garden █ Rear Garden █ First floor bathroom █ Recently decorated with brand new carpets █ NO CHAIN

PRICE: GUIDE PRICE £395,000 FREEHOLD



John Kingston Estate Agents give notice for themselves and for the vendors whose agents they are that: (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. It should not be assumed that the property has all necessary planning, building regulation or other consents and no services, equipment or facilities have been tested. Purchasers must satisfy themselves by inspection or otherwise.

## SITUATION

The property is located in a convenient position 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 Acadamy. 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 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 16 is on the left hand side.

## GROUND FLOOR

### PORCH

Covered porch to front door.

### ENTRANCE HALL

3' 3" x 12' 5" (0.99m x 3.78m)

Door to lounge, open to dining room.

### LOUNGE



9' 11" x 11' 8" (3.02m x 3.56m)

Window to front, radiator.

### DINING ROOM



11' 8" x 13' 8" (3.56m x 4.17m)

French doors to garden, radiator, convenient under-stairs storage cupboard. Opens through to the kitchen.

### KITCHEN



6' 7" x 12' 8" (2.01m x 3.86m)

Cream wall and base units with wood effect worktops, Plastic 1 1/2 bowl sink unit, plumbed for washing machine, gas hob, electric oven, extractor hood, part tiled walls, windows to sides, wine rack, tiled floor and space for fridge/freezer.

## FIRST FLOOR

### LANDING

5' 9" x 11' 6" (1.75m x 3.51m)

Access to loft.

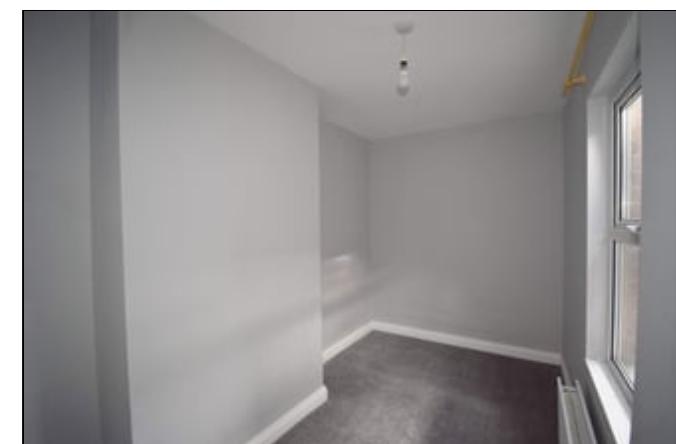
### BEDROOM 1



11' 6" x 13' 7" (3.51m x 4.14m)

A bright and spacious master, with two double glazed windows to the front and a radiator.

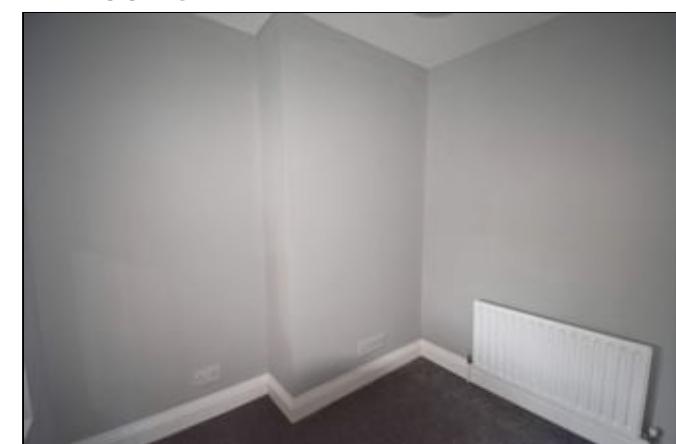
### BEDROOM 2



6' 10" x 12' 7" (2.08m x 3.84m)

Double glazed window to side and a radiator.

### BEDROOM 3



7' 8" x 7' 6" (2.34m x 2.29m)

Double glazed window to rear, looking out to the garden, and a radiator.

## BATHROOM



7' 2" x 7' 7" (2.18m x 2.31m)

Panelled bath with overhead shower, pedestal wash hand basin, low level W.C., localised tiling and extractor fan.

## OUTSIDE

### FRONT GARDEN

There is a small walled area of garden to front with a gate leading to front door.

### REAR GARDEN



The rear garden is approached from the dining room French doors. It has a patio to lawn, with various shrubs, and is approximately 30ft long.

## **COUNCIL TAX BAND D**