





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 23 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 1 is the first house on the left hand side.

GROUND FLOOR

ENTRANCE HALL

Space for coats and shoes, stairs up to first floor, vertical grey panel radiator, door to dining room.

DINING ROOM



3.25m x 3.43m (10' 8" x 11' 3") Open through to the living room to the front and kitchen to the rear, with borrowed light window to the entrance hall. Window to utility area, radiator, recess with shelving, understairs cupboard.

LIVING ROOM



3.02m x 3.44m (9' 11" x 11' 3") A warm and inviting living space, with double glazed window to front, radiator, a cupboard housing the gas and electric meters, and an open fireplace with wood surround and granite hearth.

KITCHEN



2.2m x 3.96m (7' 3" x 13' 0") A range of matching wall and base units with tiled splashback, fitted oven with gas hob, stainless steel sink unit with single drainer and pull-out mixer tap, space for dishwasher, space for fridge freezer. There is a double glazed window to the rear providing views out to the delightful rear garden, and a door to the utility area.

COVERED UTILITY AREA



1.6m x 2.68m (5' 3" x 8' 10") Space for washing machine, tumble dryer, tiled floor, window to dining room, door into garden.

FIRST FLOOR

LANDING

Obscure double glazed window to side, with doors to the bedrooms and bathroom, airing cupboard, and hatch to the loft which has a ladder and light but is not boarded.

PRINCIPAL BEDROOM



4.01m x 3.46m (13' 2" x 11' 4") Double bedroom with two double glazed windows to front, radiator, and recess shelving.

BEDROOM 2



2.16m x 3.92m (7' 1" x 12' 10") Double bedroom with double glazed window to the rear and a radiator.

BEDROOM 3

2.32m x 2.4m (7' 7" x 7' 10") Double glazed window to rear, radiator.

BATHROOM



2.32m x 1.69m (7' 7" x 5' 7") Tiled walls, vanity unit with LED mirror, bath with shower attachment, heated towel rail, low level WC.

OUTSIDE

REAR GARDEN



The west facing rear garden is a real feature of the property, and offers a fantastic space for a keen gardener or just general enjoyment. It is primarily lawn, with an array of shrubs and flowers, a patio, and a garden shed. There is a right of way across the garden for two neighbouring houses, which is common of terraced properties.

AGENTS NOTE

Sevenoaks District Council have advised that there were historic underpinning works carried out by a specialist company in 1984, and these were inspected by Building Control at the time at each stage of the works.

Council tax: Band D (Approx. £2,460.88 2025/26 figure).