

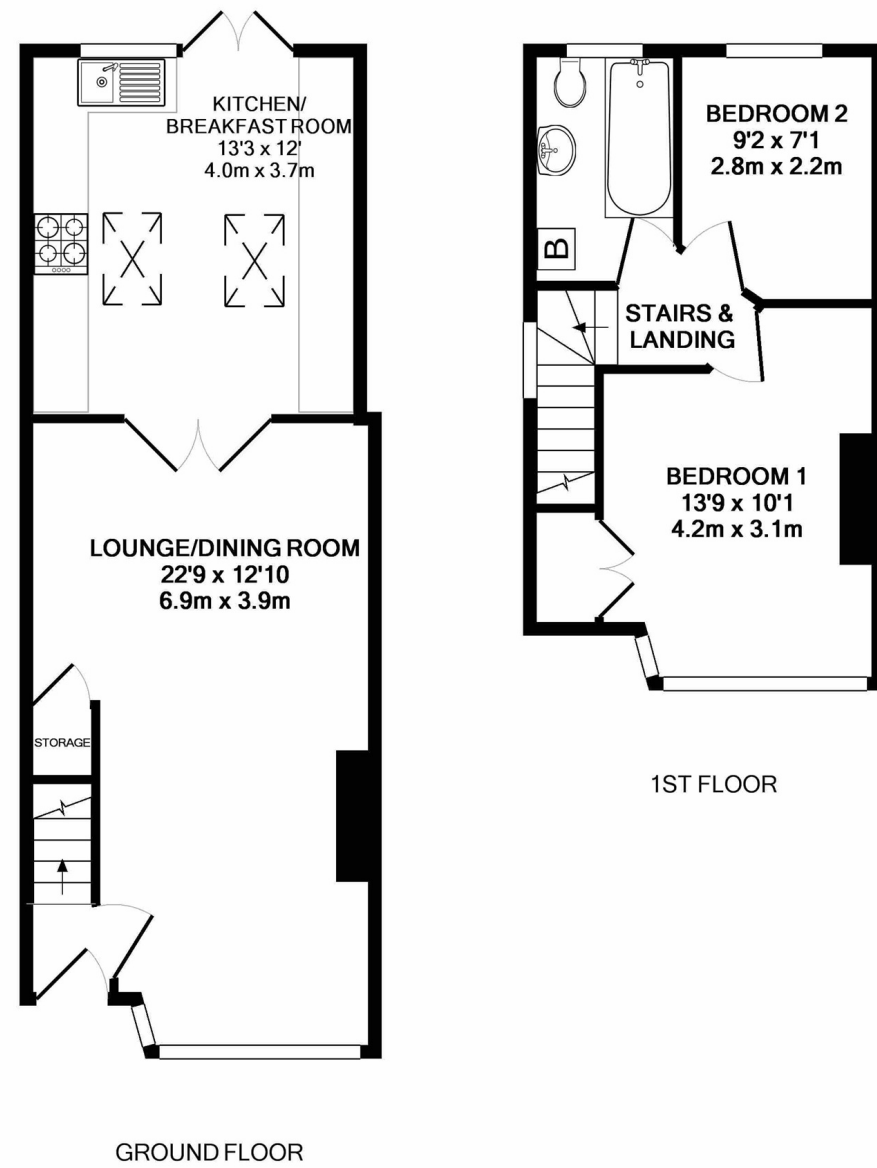
# JohnKingston

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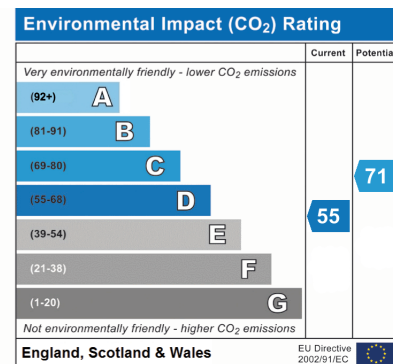
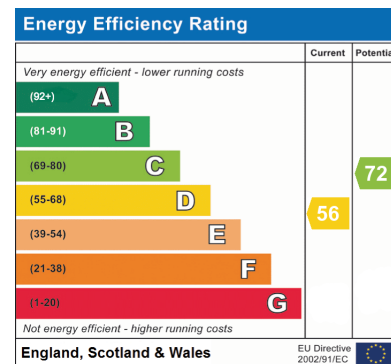


GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 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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## 114 CRAMPTONS ROAD, SEVENOAKS, KENT TN14 5DY

A 2 bedroom end terrace 1930's built extended house located in a quiet residential area within walking distance of Bat & Ball railway station and of a major supermarket. The property benefits from having a rear garden of over 100ft with rear access and a garage/parking. If you are looking for a buy to let the property is presently let and it is understood that the tenants would like to remain. Tonnes of potential great opportunity.

Covered Porch ■ Entrance Hall ■ Lounge/Dining Room ■ Kitchen/Breakfast Room ■ Landing ■ 2 Bedrooms ■ Bathroom ■ Gas fired central heating ■ Sealed unit double glazed windows ■ Rear garden extends over 100ft ■ Front garden ■ Garage to the rear

**PRICE: OFFERS IN EXCESS OF £375,000 FREEHOLD**



## SITUATION

The property is situated close to a bus route on the northern outskirts of the town within a few minutes walk of Sevenoaks Bat and Ball railway station (Victoria) and connecting services to Sevenoaks main line railway station (Charing Cross and Cannon Street in about 30 minutes). The town centre is about one and a half miles distant. Sainsbury's superstore and other multi stores are within walking distance as are local shops at Bat and Ball. Access onto the M25 at Riverhead for Gatwick and Heathrow airports is within a short drive.

## DIRECTIONS

From the town centre proceed north through the Pembroke Road traffic lights down the Dartford Road. Continue to the traffic lights with the A25 and go straight across and turn second right into Cramptons Road. The property will be found on the right hand side.

## GROUND FLOOR

### COVERED PORCH

### ENTRANCE HALL

3' 5" x 2' 6" (1.04m x 0.76m) laminate floor, stairs to the first floor, double radiator, door leads into the lounge.

### LOUNGE/DINING ROOM



22' 9" x 12' 10" narrowing to 8' 4" (6.93m x 3.91m) sealed unit double glazed bay window to the front, laminate floor, two double radiators, chimney breast, thermostat control for the central heating, under stairs storage cupboard, double doors open through to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM



13' 3" x 12' (4.04m x 3.66m) range of ground and wall cupboards, worktops incorporating a Franke single bowl single drainer stainless steel sink unit with mixer tap, cupboard under, built in dishwasher, two sets of drawers, built in oven with 4 ring gas hob and Candy stainless steel extractor canopy over, two single glazed fronted wall cupboards, splash back tiling, space and plumbing for a washing machine, space for a tumble dryer, radiator, space for a fridge/freezer, two sealed unit double glazed Velux skylight windows, sealed unit double glazed double doors open to the garden, sealed unit double glazed window to the rear, track with LED lighting, LED down lighting, tiled floor, two high level wall lights.

## FIRST FLOOR

### LANDING

4' 9" x 4' (1.45m x 1.22m) sealed unit double glazed window to the side with obscure glazing, hatch to the loft, carpet.

### BEDROOM 1



13' 9" max x 10' 1" (4.19m x 3.07m) bay with sealed unit double glazed window to the front, double radiator, carpet, halogen down lighting, built in double wardrobe

cupboard.

### BEDROOM 2



9' 2" x 7' 1" (2.79m x 2.16m) sealed unit double glazed window to the rear, radiator, carpet, picture rail.

### BATHROOM



8' 5" x 5' 4" (2.57m x 1.63m) panelled bath with mixer tap and hand shower, wash hand basin, low level W.C., Potterton gas fired boiler serving the central heating and hot water, radiator, laminate floor, picture rail, splash back tiling, sealed unit double glazed window to the rear with obscure glazing.

## OUTSIDE

### FRONT GARDEN

The front garden is laid out for ease of maintenance with paving and shingle.

### REAR GARDEN



There is an excellent size rear garden which extends over 100ft and comprises a patio, external power point, outside light, side access, a pathway with lawn either side leads to the rear where there is a detached garage/store which measures about 15' 9" x 10'. There is rear access but some work is required clearing the area in front of the garage as it is overgrown.

### COUNCIL TAX BAND D