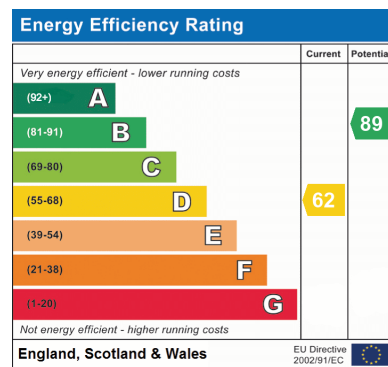
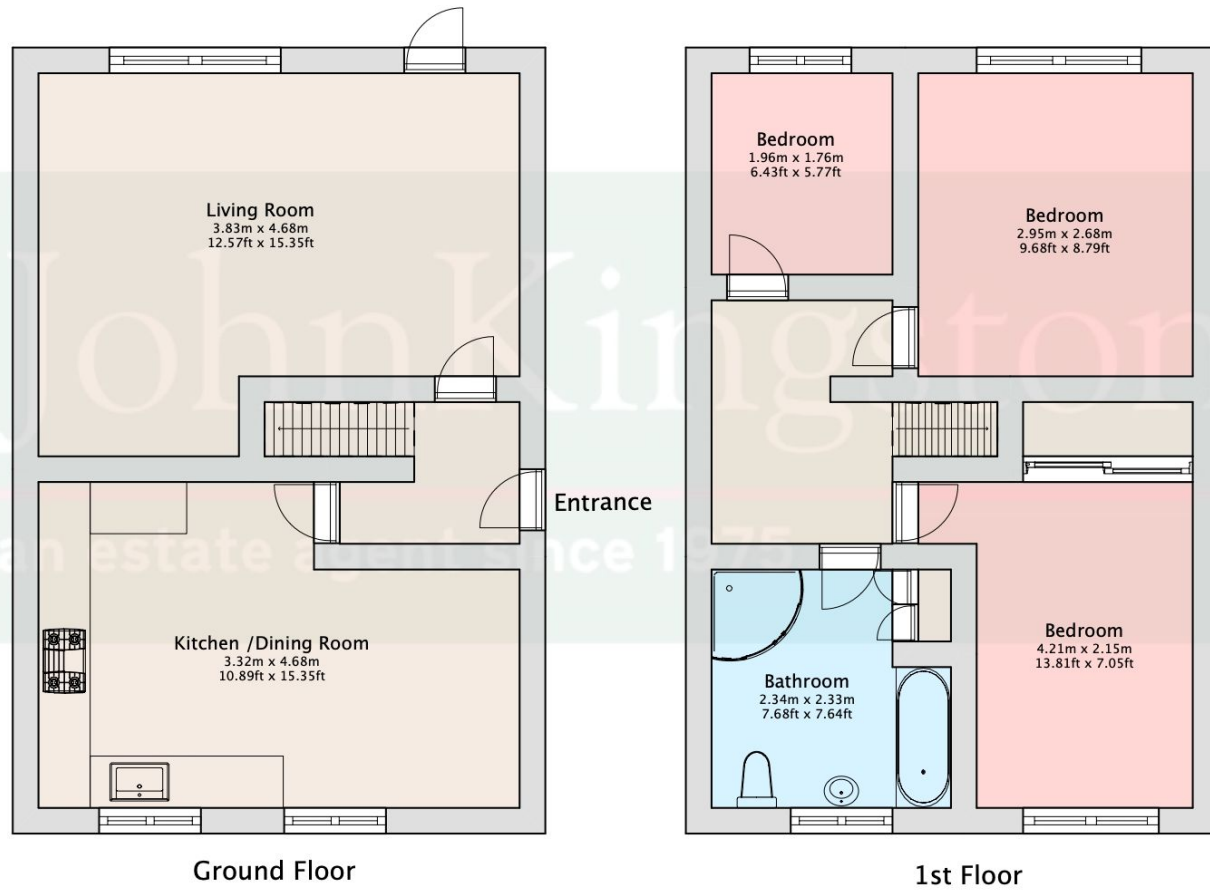


30 Watercress Drive
Approximate total internal area:
66.92m² (720.32sqft)

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



30 WATERCRESS DRIVE, SEVENOAKS, KENT TN14 5AL

Situated on the northern side of Sevenoaks, is this well cared for and inviting three bedroom semi detached family home offering the ideal blend of convenience and family living. Walkable to the mainline railway station of Bat and Ball, close to local bus routes and walking distance of shops and schools. The property itself boasts generous front garden and driveway with parking for several cars. The rear garden has been created to be low maintenance, safe, secure and fun yet still great for entertaining.

2/3 Bedrooms ■ Semi-detached ■ Family home ■ Fitted kitchen ■ Close to station ■ Front and rear garden ■ Convenient location ■ Own driveway with ample parking

PRICE: £430,000 FREEHOLD

SITUATION

The Sevenoaks area is renowned for its beautiful scenery, high hills of The Weald and the North Downs and for its history. Stately homes, Roman remains and Kentish Architecture feature high in any conversation concerning sightseeing around the area. Sevenoaks is home to the very impressive stately home, The National Trust Property of Knole, it's land in abundance and deer's all around the grounds. 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.

DIRECTIONS

From Sevenoaks High Street proceed to Dartford Road. Pass the cricket ground on the right and continue to where the road changes to St. Johns Hill and follow the road to the bottom where the traffic light are and turn right. Follow the Seal Road and take the third turning on the left on to Mill lane. Follow Mill lane till it reaches a T junction and turn right onto Weavers Lane. A short distance is another T junction and turn right onto Greatness lane and then left in to Farm Road. Watercress will then be on your left hand side.

GROUND FLOOR

ENTRANCE HALL

6' 3" x 5' 10" (1.91m x 1.78m) Double glazed door to entrance hall, radiator, doors to kitchen/dining room and lounge, stairs to first floor, RCD unit.

LIVING ROOM



15' 3" x 12' 6" (4.65m x 3.81m) Double glazed window to rear, double glazed door to garden, laminate wood floor.

KITCHEN/DINING ROOM



15' 3" x 10' 9" (4.65m x 3.28m) Fitted with shaker style wall and base units, wood effect worktops and upstands, stainless steel 1 1/2 bowl single drainer sink unit, integrated Bosch hob with stainless steel splashback and extractor hood, integrated oven, dishwasher and washing machine, wall mounted boiler in cupboard, double glazed window to front.

FIRST FLOOR

LANDING

9' 3" x 8' 0" (2.82m x 2.44m) Doors to bedrooms and bathroom, access to mostly boarded and insulated loft.

BEDROOM 1



13' 8" x 7' 1" (4.17m x 2.16m) Double glazed window to front, radiator, fitted sliding door wardrobes.

BEDROOM 2



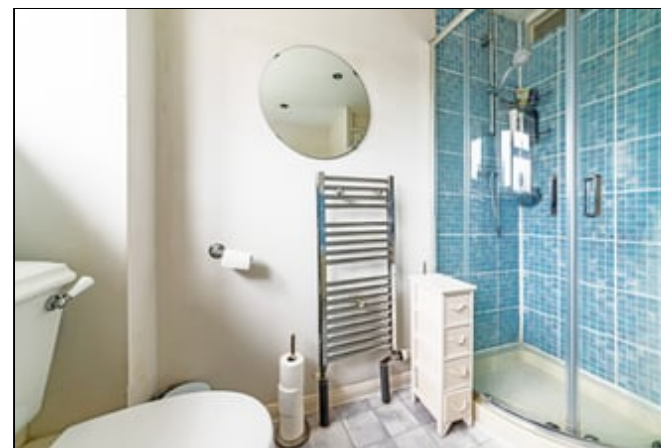
9' 6" x 8' 8" (2.90m x 2.64m) Double glazed window to rear, radiator.

BEDROOM 3/OFFICE



6' 4" x 5' 8" (1.93m x 1.73m) Double glazed window to rear, radiator.

BATHROOM



7' 6" x 7' 6" (2.29m x 2.29m) White suite comprising panelled bath with mixer and shower attachment, vanity unit, low level W.C., corner enclosed shower cubicle, chrome heated towel rail, localised tiling, airing cupboard housing hot water tank, double glazed window to front.

OUTSIDE

FRONT GARDEN

There is a lovely long driveway with ample off street parking, mainly laid to lawn, gate to rear.

REAR GARDEN



Approximately 30ft long with paved patio, simulated grass, double storey adventure playhouse with swing, storage shed, side pedestrian access.

COUNCIL TAX BAND D