

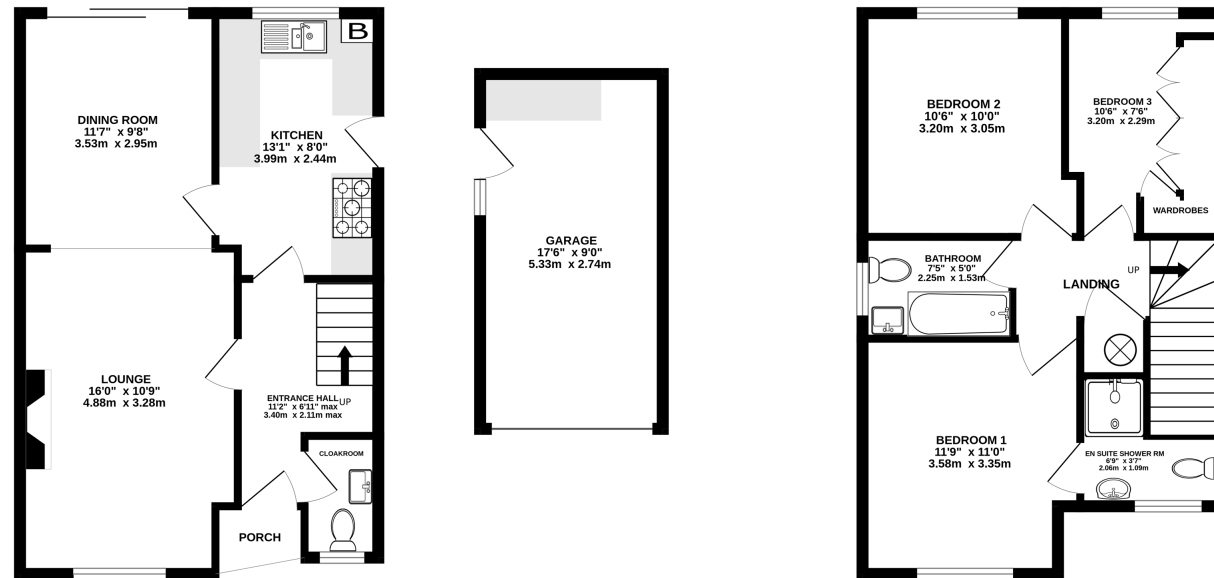
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Sevenoaks
Kent TN13 1LL

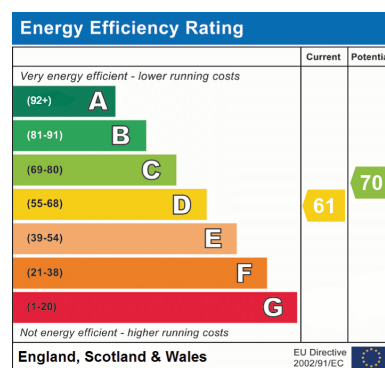
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TOTAL FLOOR AREA: 1095 sq.ft. (101.7 sq.m.) approx.

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57 CRAMPTONS ROAD, SEVENOAKS, KENT TN14 5ES

A well presented 3 bed detached house forming an exclusive non estate development of only three houses with a garage, parking and lovely rear garden. This modern house lies within an easy walk of Sevenoaks Bat and Ball railway station. NO CHAIN.

Hall ■ Cloakroom ■ Lounge ■ Dining room ■ 3 Bedrooms ■ En suite shower room ■ Bathroom ■ Double glazed windows ■ Gas central heating ■ Driveway with off road parking ■ 50ft Level Rear Garden ■ Attached single Garage ■ No Chain

PRICE: GUIDE PRICE £560,000 FREEHOLD



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SITUATION

The property is located just a few minutes' walk from Bat & Ball railway station (London Victoria, London Bridge/Charing Cross via Otford) and just over one mile from Sevenoaks mainline railway station with trains to London Bridge, London Blackfriars, London Charing Cross and London Cannon Street.

The motorway network can be accessed nearby at junction 5. Sevenoaks High Street with its range of shops, restaurants and recreational facilities including Sevenoaks Leisure Centre is within easy reach. There bus routes nearby.

Other facilities which are within walking distance include a Sainsburys, Aldi, The Range, Wicks and Halfords.

Sevenoaks Wildfowl reserve with its spectacular series of lakes and footpaths is within walking distance of the property. Access to historic Knole House with its deer park and 1,000 acres in which to roam or run is also within easy reach.

There is excellent schooling available in Sevenoaks with a variety of state and private schools.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction through the Pembroke Road traffic lights and down Dartford Road. Continue past the Vine cricket ground on your right and continue straight on passing the Hollybush Lane shops at upper St Johns. Continue down St Johns Hill to the traffic lights with the A25. Go straight over onto the Otford Road. Take the second turning on your right which is Cramptons Road and the property will be found on the left hand side just after a slight bend in the road.

COVERED PORCH

Lighting.

ENTRANCE HALL

11' 2" x 6' 11" into stairs (3.40m x 2.11m) stairs to the first floor, under stairs storage cupboard, thermostat control for the central heating, oak flooring, security system control, coved cornice.

CLOAKROOM

6' 0" x 3' 0" (1.83m x 0.91m) sealed unit double glazed window to the front with obscure glazing, wash hand basin with mixer tap, cupboard under, low level wc, tubular heated towel rail, half tiled walls, tiled floor, large wall mirror, coved cornice.

LOUNGE



16' 0" x 10' 9" (4.88m x 3.28m) chimney breast with attractive fireplace surround with fitted living flame log effect gas fire, hearth and display mantle, sealed unit double glazed window to the front, oak flooring, radiator, coved cornice, opening leads through to the dining room.

DINING ROOM

11' 7" x 9' 8" (3.53m x 2.95m) sealed unit double glazed sliding doors lead into the rear garden, oak flooring, radiator, coved cornice, door leads into the kitchen.

KITCHEN



13' 1" x 8' 0" (3.99m x 2.44m) a range of ground and wall cupboards, one and a half bowl single drainer sink unit with mixer tap, cupboard under, integrated dishwasher, under cupboard lighting, worktops with back stand, sealed unit double glazed window the the rear, glazed fronted cupboard with glass shelves, door leads to the outside, cupboard housing a Vaillant gas fired boiler serving the central heating and hot water, built in AEG oven with AEG 5 ring gas hob, stainless steel and glass canopy extractor over, stainless steel fronted drawer, set of drawers, corner carousel cupboard, tiled floor, LED down lighting, built in fridge.

FIRST FLOOR

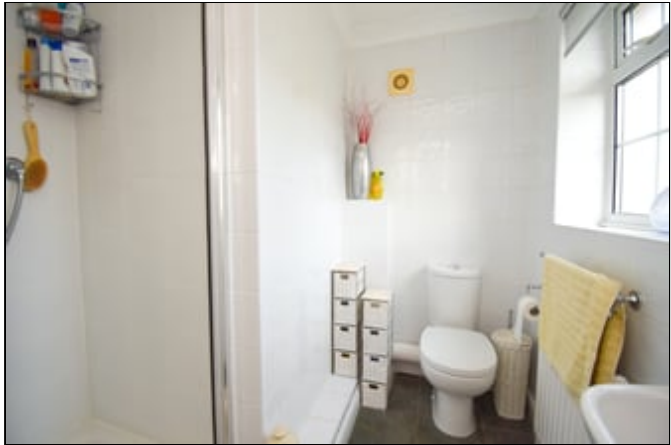
LANDING

9' 10" into stairs x 5' 0" narrowing to 4' 0" (3.00m x 1.52m) sealed unit double glazed window to the side, dado rail, carpet, airing cupboard with pre-insulated copper cylinder, slatted shelves, time clock, hatch to the loft, coved cornice, radiator.

BEDROOM 1

11' 9" x 11' 0" (3.58m x 3.35m) sealed unit double glazed window to the front, radiator, carpet, coved cornice, door leads into the en suite shower room.

EN SUITE SHOWER ROOM



6' 9" x 3' 7" excluding shower cubicle (2.06m x 1.09m) sealed unit double glazed window to the front with obscure glazing, shower cubicle with Aqualisa thermostatic control, glazed folding shower screen, low level wc, wash hand basin, radiator, tiled floor, coved cornice, extractor, fully tiled walls, shaver point and shaver wall mirror.

BEDROOM 2



10' 9" max narrowing to 10' x 10' 6" (3.28m x 3.20m) sealed unit double glazed window to the rear, carpet, radiator, coved cornice.

BEDROOM 3

10' 6" x 7' 6" max into cupboards (3.20m x 2.29m) sealed unit double glazed window to the rear, radiator, range of double height wardrobe cupboards, carpet, coved cornice.

BATHROOM



7' 5" x 5' 0" (2.26m x 1.52m) panelled bath with mixer tap, hand shower attachment, glazed shower screen, wash hand basin with mixer tap set into vanity unit, mirror with overhead lighting, fully tiled walls, sealed unit double glazed window to the side with obscure glazing, tiled floor, LED down lighting, tubular heated towel rail.

OUTSIDE

GARAGE

17' 6" x 9' 0" (5.33m x 2.74m) light and power, potential eaves storage, wall cupboards, up and over door, side door, space and plumbing for a washing machine, space for a tumble dryer.

FRONT GARDEN

There is a block paved area for ease of maintenance, driveway in front of the garage providing off road parking for one vehicle. An access gate leads through to the rear garden.

REAR GARDEN



The rear garden comprises a flagstone patio area which leads to an area of lawn. There is an outside water tap, very well stocked flower borders with an array of shrubs, bushes and flowering plants. The rear garden extends about 50ft into a point. There is a lean to greenhouse.

COUNCIL TAX

Council Tax Band E. £3007.74 payable 2025/2026.