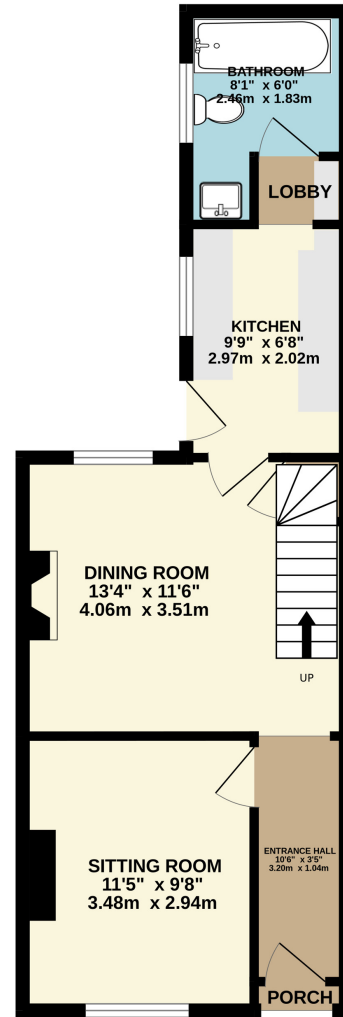
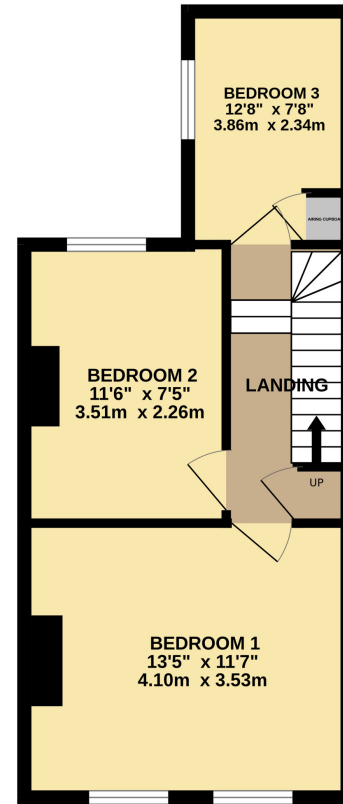


GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



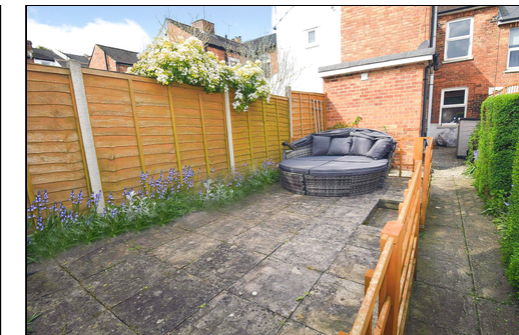
1ST FLOOR  
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

Nestled within a terrace of attractive Victorian cottage is this 3 bedroomed property that is conveniently positioned in a no through road within walking distance of shops, schools and station. The accommodation boasts modern kitchen and bathroom recently installed boiler and two reception rooms. There is a sunny easy to maintain cottage garden to rear, great for entertaining.

Three bedrooms ■ Two receptions ■ Fitted kitchen ■ Modern bathroom ■ Double Glazing ■ Gas central heating with new boiler ■ Paved rear garden for ease of maintenance ■ Walk to shops schools and station

**PRICE: £387,000 FREEHOLD**



## 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 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. 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 14 is on the right hand side.

## GROUND FLOOR

### ENTRANCE HALL

10' 6" x 3' 5" (3.20m x 1.04m) Front door to entrance hall, laminate wood floor, radiator, door to sitting room, open to dining room.

### SITTING ROOM



11' 5" x 9' 8" (3.48m x 2.95m) Double glazed window to front, radiator, laminate wood floor.

### DINING ROOM



13' 4" x 11' 6" (4.06m x 3.51m) Double glazed window to rear, radiator, attractive stone surround fireplace with coal effect gas fire, laminate wood floor, stairs to first floor, doorway to kitchen.

### KITCHEN



9' 9" x 6' 8" (2.97m x 2.03m) Fitted with high gloss wall and base units, worktops, stainless steel round bowl single drainer sink unit, stainless steel double oven and gas hob, plumbed for washing machine, space for tumble dryer, space for fridge freezer, part tiled walls, tiled floor, double glazed window and door to side, open to small lobby area.

### LOBBY

3' 6" x 2' 6" (1.07m x 0.76m) Wall and base unit with worktop, tiled floor, door to bathroom.

### BATHROOM



8' 1" x 6' 0" (2.46m x 1.83m) Modern white suite comprising panelled bath with overhead shower and screen, low level W.C., vanity unit, tiled wall and floor, opaque, double glazed window to rear.

## FIRST FLOOR

### LANDING

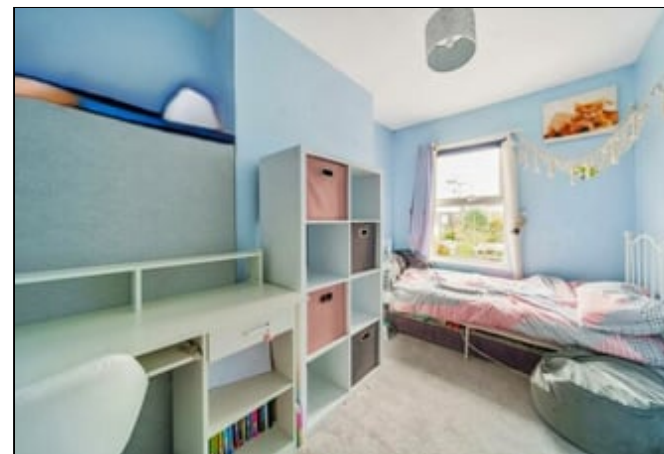
11' 8" x 5' 6" (3.56m x 1.68m) Doors to bedrooms, access to loft, large storage cupboard.

### BEDROOM 1



13' 5" x 11' 7" (4.09m x 3.53m) Double glazed windows to front, radiator, wood floor.

### BEDROOM 2



11' 6" x 7' 5" (3.51m x 2.26m) Double glazed window to rear, radiator.

### BEDROOM 3



12' 8" x 7' 8" (3.86m x 2.34m) maximum, double glazed window to side, polished floorboards, airing cupboard housing recently installed Ideal combination boiler.

## OUTSIDE

### FRONT GARDEN



Well screened with mature hedge and lovely established Wisteria and shrubs.

### REAR GARDEN



Approximately 25ft long with gravelled pathways and raised paved patios to enjoy the sunny aspect. There is a rear pedestrian access.

## COUNCIL TAX BAND D