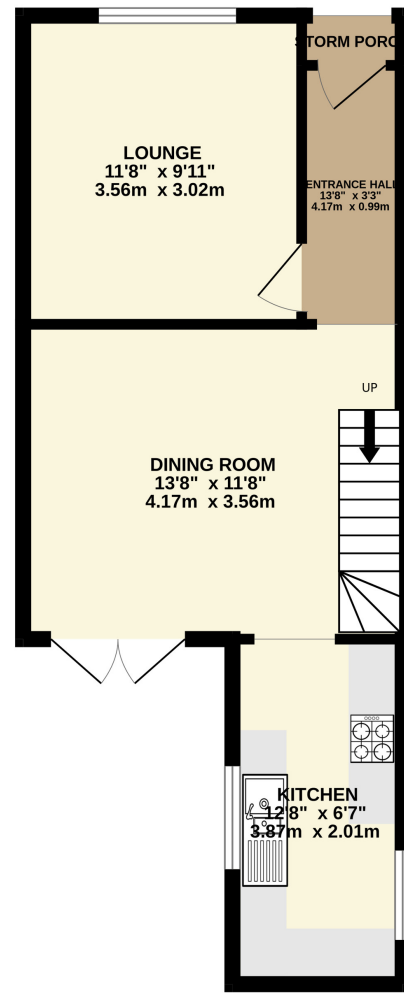
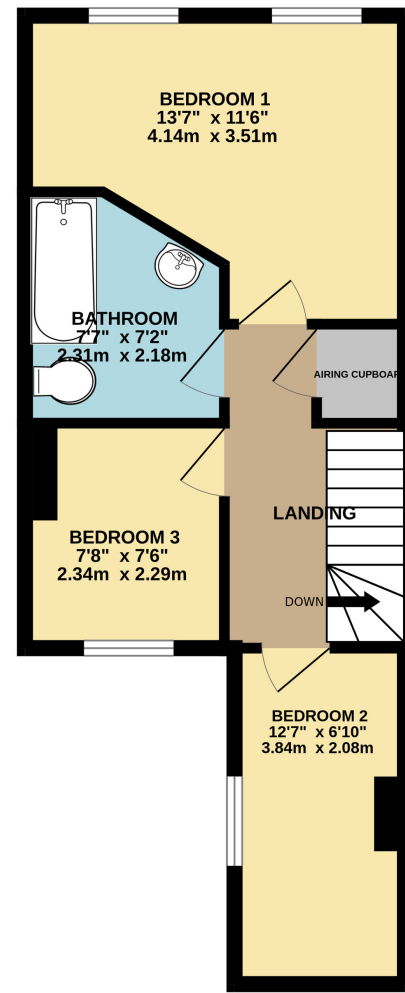


GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



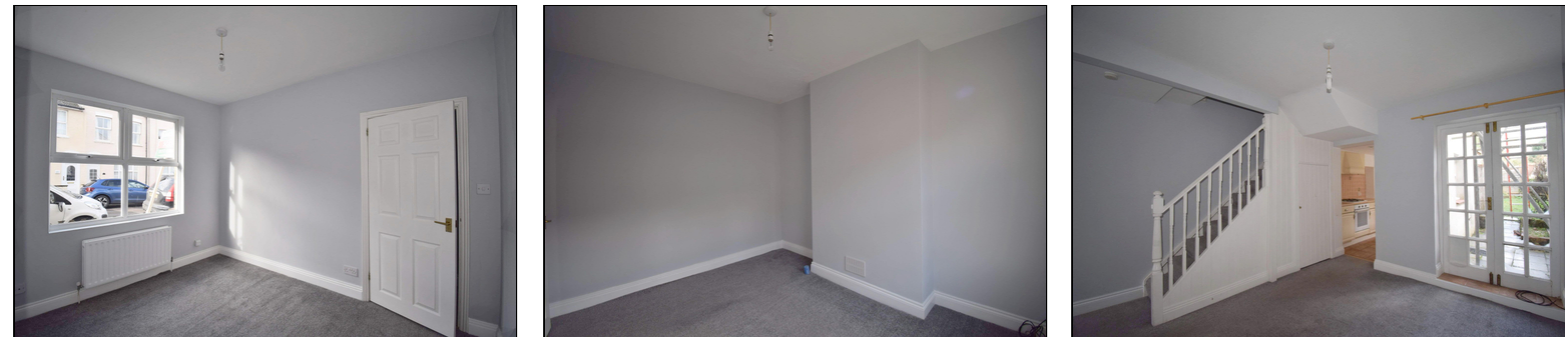
1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



16 GREATNESS ROAD, SEVENOAKS, KENT TN14 5BY

Attractive 3 bedroom Victorian end of terrace house in a residential cul-de-sac within convenient location for shops, schools and station. The property benefits from an upstairs bathroom, two reception rooms and gardens to front and rear. The dining room has French doors to garden and the property still offers the opportunity to stamp your own ideas.

- 3 Bedrooms
- Short walk to station
- Kitchen
- Lounge
- Dining Room
- Front Garden
- Rear Garden
- First floor bathroom
- Recently decorated with brand new carpets
- NO CHAIN

PRICE: GUIDE PRICE £395,000 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 16 is on the left hand side.

GROUND FLOOR

PORCH

Covered porch to front door.

ENTRANCE HALL

3' 3" x 12' 5" (0.99m x 3.78m)

Door to lounge, open to dining room.

LOUNGE



9' 11" x 11' 8" (3.02m x 3.56m)

Window to front, radiator.

DINING ROOM



11' 8" x 13' 8" (3.56m x 4.17m)

French doors to garden, radiator, convenient under-stairs storage cupboard. Opens through to the kitchen.

KITCHEN



6' 7" x 12' 8" (2.01m x 3.86m)

Cream wall and base units with wood effect worktops, Plastic 1 1/2 bowl sink unit, plumbed for washing machine, gas hob, electric oven, extractor hood, part tiled walls, windows to sides, wine rack, tiled floor and space for fridge/freezer.

FIRST FLOOR

LANDING

5' 9" x 11' 6" (1.75m x 3.51m)

Access to loft.

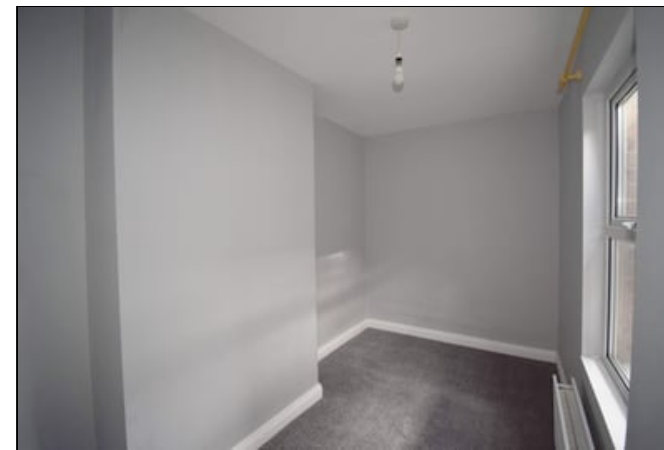
BEDROOM 1



11' 6" x 13' 7" (3.51m x 4.14m)

A bright and spacious master, with two double glazed windows to the front and a radiator.

BEDROOM 2



6' 10" x 12' 7" (2.08m x 3.84m)

Double glazed window to side and a radiator.

BEDROOM 3



7' 8" x 7' 6" (2.34m x 2.29m)

Double glazed window to rear, looking out to the garden, and a radiator.

BATHROOM



7' 2" x 7' 7" (2.18m x 2.31m)

Panelled bath with overhead shower, pedestal wash hand basin, low level W.C., localised tiling and extractor fan.

OUTSIDE

FRONT GARDEN

There is a small walled area of garden to front with a gate leading to front door.

REAR GARDEN



The rear garden is approached from the dining room French doors. It has a patio to lawn, with various shrubs, and is approximately 30ft long.

COUNCIL TAX BAND D