



Ibbett Mosely

30 Greatness Road, Sevenoaks, Kent, TN14 5BY





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**A WELL PRESENTED END OF TERRACE PROPERTY IN A CUL-DE-SAC LOCATION  
CONVENIENT FOR ACCESS TO ALL AMENITIES. NO CHAIN.**

**OFFERS OVER £400,000 FREEHOLD**

- 2/3 Bedrooms
- Convenient Location
- Street Parking Only
- Downstairs Bathroom with Separate Shower
- Patio/Lawn Garden Space
- EPC - E
- Semi Detached
- Modern Kitchen Diner
- Council Tax - D

A well presented 2/3 bedroom end of terrace house with good garden space, rear kitchen diner and downstairs bathroom.

### DESCRIPTION

This well-presented two/three-bedroom end of terrace home offers a perfect blend of comfort, practicality, and outdoor space—ideal for families, first-time buyers, or investors alike.

Upon entering the property through a welcoming porch, you are greeted by a spacious front sitting room, perfect for relaxing or entertaining. To the rear of the ground floor is a generous kitchen diner, offering ample space for family meals and gatherings, with direct access to the patio and turfed garden. A modern ground-floor bathroom is conveniently located at the rear of the property which benefits from a bath and separate shower.

Upstairs, the property boasts three bedrooms, including two generous doubles and a third single bedroom accessed via the main bedroom—ideal as

a nursery, dressing room, home office, or additional storage.

### LOCATION

Situated on the popular Greatness Road, this property enjoys a convenient location within easy reach of Sevenoaks town centre, local amenities, and excellent transport links. The area is well-served by a variety of shops, supermarkets, cafes, and leisure facilities, with Bat & Ball Station just a short walk away, offering regular services to London and surrounding areas—perfect for commuters.

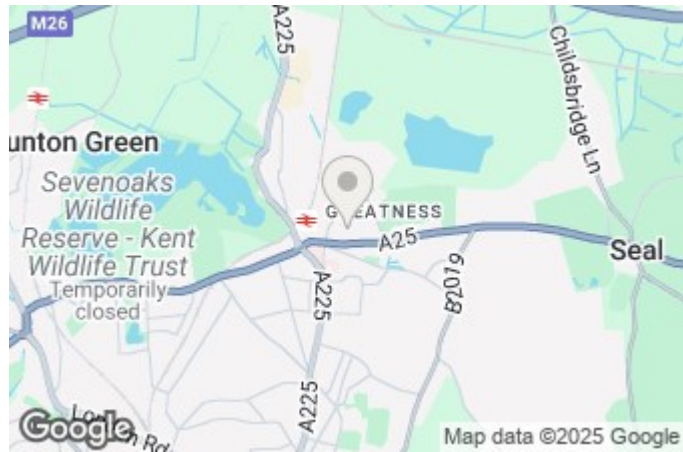
Families are well-catered for with a selection of highly regarded local schools nearby, including both primary and secondary options. The property also benefits from proximity to Greatness Recreation Ground, providing open green space, a children's play area, and sports facilities—ideal for those who enjoy an active lifestyle.

With easy access to the A25, M25, and the beautiful Kent countryside, this location offers a great

balance of town convenience and natural surroundings.

### DIRECTIONS

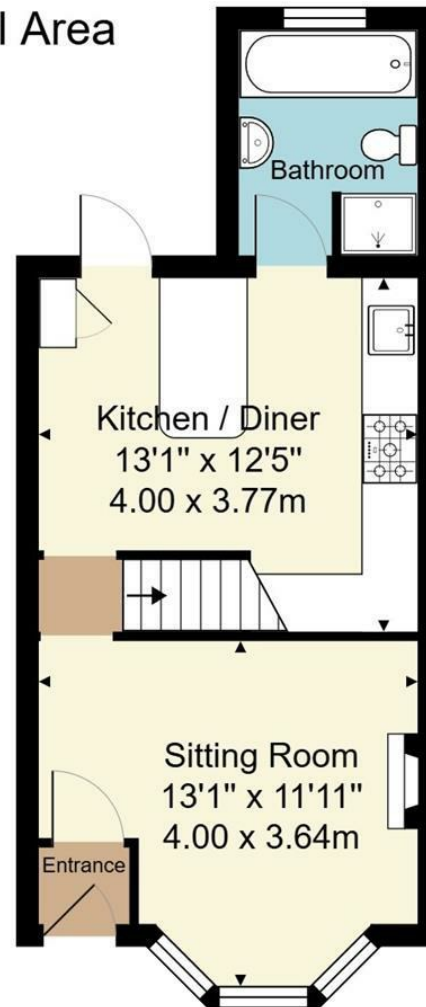
From Sevenoaks High Street head North through the crossroad traffic lights. Follow the road as it turns to Dartford Road and then St Johns Hill all the way down to Bat & Ball crossroad traffic lights. Turn right here onto Seal Road and after 0.2 mile turn left onto Greatness Road. The property can be found on the right hand side near to the end of the road.





Approx. Gross Internal Area  
705 ft<sup>2</sup> ... 65.5 m<sup>2</sup>

**Ground Floor**



**First Floor**



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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

**Sevenoaks 01732 452246**

**EPC Rating- E**

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