



A most attractive two bedroom period cottage, situated in a highly sought after cul-de-sac location within genuine walking distance of Bat & Ball rail station (0.3 miles), providing fast and frequent links to London Blackfriars, or to London Bridge / Charing Cross via Sevenoaks mainline station (one stop away). The property is also within easy reach of a range of doorstep amenities including both the Sainsburys Local (0.2 miles) as well as both Sainsbury / Aldi Superstores (0.9 miles) and all of the shopping, social and leisure facilities on offer in the town centre (1.5 miles), including beautiful Knole park.

Considered to be beautifully presented with a lovely social open plan feel to the living area, the well proportioned and planned accommodation currently comprises a bay fronted double reception room with feature wood burner stove, cottage style kitchen, study area, two first floor bedrooms and the family bathroom. Externally the property benefits from a charming courtyard garden that is ideal for sitting out and entertaining. Your internal viewing comes highly recommended in order to fully appreciate all this lovely home has to offer.

8 Greatness Road

Sevenoaks, Kent, TN14 5BY Freehold



Guide Price £425,000

ENTRANCE PORCH

Covered entrance porch with front entrance door.

SITTING / DINING ROOM

Light and spacious open plan double reception room is arranged as follows:

SITTING ROOM:

Double glazed feature bayed window to front, radiator with ornate cover, high ceiling with cornice, deep skirting boards, attractive wood flooring, dado rail, TV aerial lead and feature inset wood burner stove with fireplace surround and hearth as the focal point for the room. The sitting room shares a fully open plan relationship with the dining room.

DINING ROOM:

Radiator with ornate cover, stairs to first floor landing with useful understairs storage cupboards, high ceiling with cornice, continuation of attractive wood flooring, deep skirting boards and dado rail. Double glazed French doors to rear providing direct access to the garden and doorway providing access through to the kitchen.

KITCHEN

Superb kitchen has double glazed window to side, wood clad ceiling with inset downlighting, attractive engineered wood flooring, cottage style kitchen boasts a range of storage cupboards accompanied by marbled work tops and matching upstands. Inset double butler style sink unit, integrated oven with four ring hob, dishwasher, space for tall fridge freezer and plumbing for washing machine. Open plan access at the rear to study area.

STUDY

Dual aspect rear extension has double glazed windows to both the rear and side, accompanied by matching double glazed door to side providing direct garden access. Two radiators, continuation of the attractive engineered wood flooring, wood clad ceiling with inset downlighting as well as tongue and groove wood paneling to walls. Further built in storage units with tall cupboard housing wall mounted boiler, fixed workstation and storage base units with integrated wine cooler set beneath butchers block style worktop.

FIRST FLOOR LANDING

Radiator with ornate cover, dado rail, attractive wood flooring, door to airing cupboard housing hot water cylinder and doors off.

BEDROOM ONE

Generously proportioned full width double bedroom has twin double glazed sash windows to front complete with bespoke shutters, radiator, ceiling cornice, fitted carpet and matching built in double wardrobes to each chimney breast recess.

BEDROOM TWO

Double glazed window to side, double radiator, fitted carpet and open hanging rail for clothes.

BATHROOM

Spacious bath / shower room has opaque double glazed window to rear, heated towel rail, ceiling cornice, marble effect tiled flooring with half tiled walls to dado rail, Bathroom suite comprises a free standing roll top bathtub, separate full size step in shower cubicle, low level WC and pedestal wash basin.

PARKING

On street parking to the front of the property

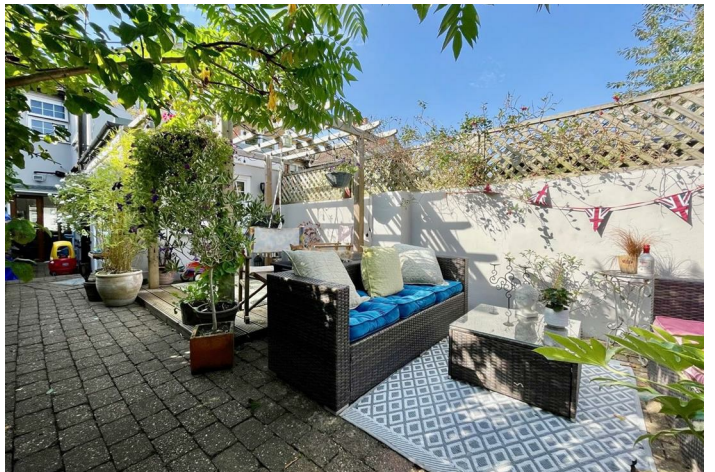
GARDEN

Attractive courtyard rear garden is a genuine feature of the home. Set within a walled and fenced perimeter the garden is predominately block paved with an extensive side return, there is also a decked sun terrace with pergola over which makes for a delightful area in which to sit out and entertain. Raised flower and shrub beds provide both colour and definition, there is also an external water tap.

ADDITIONAL INFORMATION

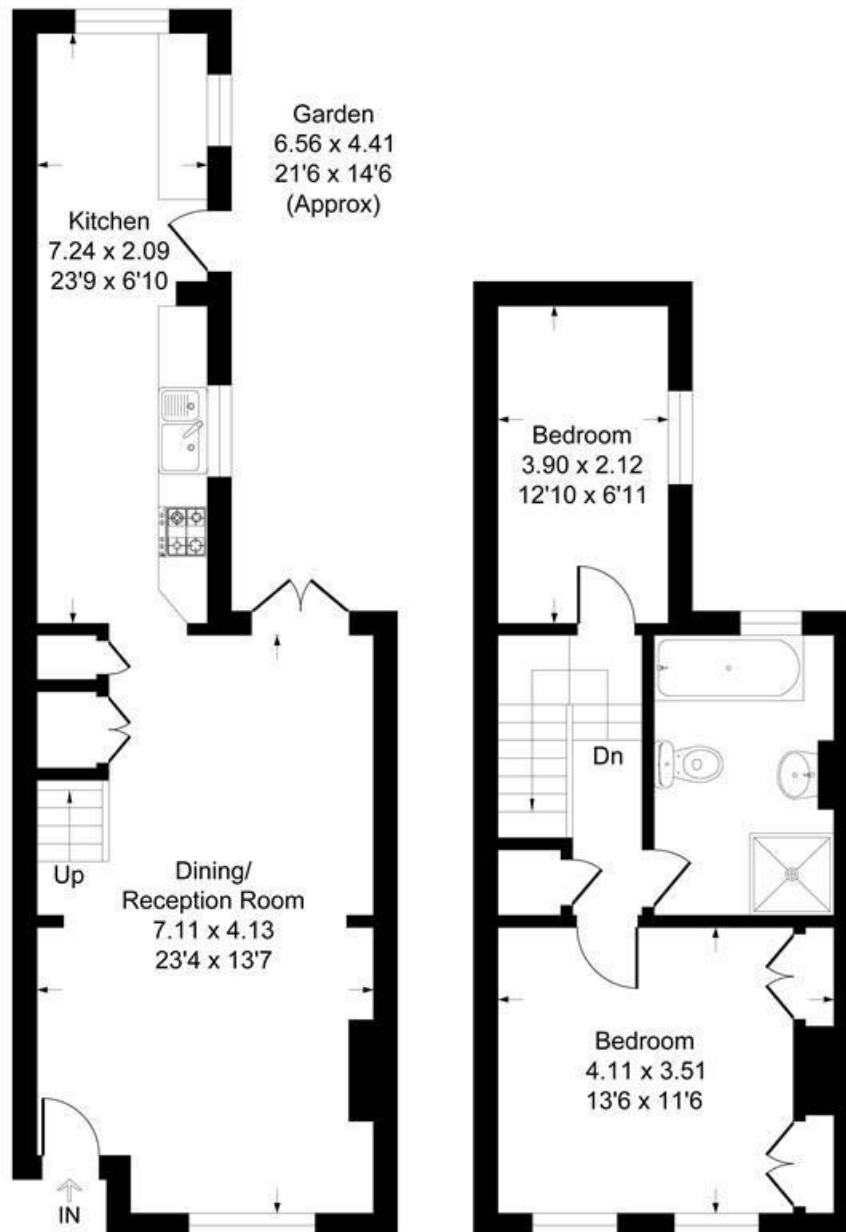
Property is Freehold
Council Tax Band D





Greatness Road, TN14

Approximate Gross Internal Area 81.7 sq m / 880 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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