



Occupying a supremely convenient and highly desirable location, this charming four bedroom detached family home is set within genuine walking distance of Sevenoaks mainline rail station (0.2 miles) with its fast and frequent service to London Bridge / Charing Cross in less than thirty minutes. In addition to the doorstep amenities available at both Tubs Hill and Station Parade, Sevenoaks High Street (0.5 miles) provides a wide array of all shopping, social and leisure facilities, including beautiful Knole Park. A wide array of excellent primary and secondary schools (including two Grammar Schools) are all within easy reach.

Requiring modernisation / refurbishment (please see "Additional Information" section), the well planned and proportioned accommodation currently comprising a welcoming entrance hall with ground floor cloakroom off, dual aspect sitting room, separate dining room, garden room, kitchen/breakfast room, spacious triple aspect master bedroom, three further bedrooms and the family bathroom. Additional benefits include substantial storage space accessed via bedrooms three and four, the attached single garage with driveway parking for one further car and an amazing rear garden sloping away from the property to the substantial lower tier. Available with no onward chain and set in such a sought after central location, your early internal viewing comes highly recommended in order to fully appreciate all this comprehensive family home has to offer.

45 Granville Road

Sevenoaks, Kent, TN13 1HB Freehold



Guide Price £950,000

ENTRANCE HALL

Spacious and welcoming entrance hallway has front entrance door, window to rear, radiator, door to hall storage closet providing space for coats / shoes, fitted carpet, staircase ascending to first floor landing and doors off to all rooms.

GROUND FLOOR WC

Window to side, suite comprising WC and wash basin.

SITTING ROOM

Triple aspect reception room boasts feature bay window to front as well as windows to side and rear, two radiators, fitted carpet, exposed ceiling timbers, wall lighting and brick built fireplace surround with tiled mantle and hearth as the focal point for the room. Door at rear provides access to the garden room.

DINING ROOM

Generous dining room has a feature box bay window to rear with delightful garden aspect, radiator, fitted carpet and open serving hatch to / from neighbouring kitchen.

GARDEN ROOM

This third reception room has a part glazed side door leading to the paved patio terrace, windows to both sides as well as to rear providing a delightful aspect over the garden, radiator, fitted carpet and return door to entrance hallway.

KITCHEN / BREAKFAST ROOM

Spacious kitchen / breakfast room has side entrance door (to / from driveway), window to front, radiator, localised wall tiling and vinyl flooring. Series of matching wall and base units set with roll top work surfaces incorporating stainless steel sink unit and drainer, space for all utilities, recess with double storage closet and open space for breakfast table and chairs.

FIRST FLOOR LANDING

Window to front, fitted carpet, access hatch to loft, door to airing cupboard and doors off to all rooms.

BEDROOM ONE

Generous double bedroom enjoys a triple aspect with windows front, side and rear with delightful garden aspect, two radiators, fitted carpet and a series of built in wardrobe fittings to the external wall.

BEDROOM TWO

Double bedroom has window to rear with delightful garden aspect, radiator, fitted carpet, door to usefully spacious eaves storage area and corner wash hand basin.

BEDROOM THREE

Double bedroom has window to rear with delightful garden aspect, radiator, fitted carpet, half door to eaves storage void and corner wash hand basin.

BEDROOM FOUR

Single bedroom with window to front, radiator, fitted

carpet, built in double wardrobe and corner wash hand basin. Access through to usefully spacious eaves storage area.

FAMILY BATHROOM

Window to front, predominately tiled walls, vinyl flooring, suite comprising panelled bathtub with overhead shower attachment, close coupled WC and pedestal wash basin.

GARAGE AND PARKING

With double wooden doors to front, the garage has window to rear, wall mounted boiler, power and light connected. To the front of the garage there is driveway parking for one additional car.

GARDENS

The front garden has a mature front hedge providing a mature screening and a high degree of privacy for the property. There are access points either side of the property leading to the rear garden.

The rear garden is substantial and has three tiers to it, the first of which is a lawned area with flower / shrub border and access to the raised patio area which provides a lovely space for sitting out and entertaining. From the top garden tier, the mid garden section has a footpath that meanders down to the lower garden tier flanked by mature trees and shrubs. The lower garden tier is level with mature trees as a screening to the railway line beyond. This substantial garden section also runs behind the neighbouring properties.

ADDITIONAL INFORMATION

We have been made aware that work to eradicate the trace of Japanese knotweed have been undertaken to a small isolated area of the garden at 45 Granville Road. These works were undertaken by specialist contractors and there is an active treatment plan with an insurance backed guarantee in place in this regard. The insurance guarantee is transferable to a new owner upon the sale of the property. The treatment plan is scheduled to last until 2029 and the property is currently insured (insurance has never been refused for the property).

We have also been made aware of cracks to the building from which a structural report has been commissioned with the following conclusion - "We believe the likely cause to many of the significant cracks is a due to foundation movement to the rear of the property and also the side garage."

For further information regarding reports / guarantees held on file, please contact the office on 01732 740 747.

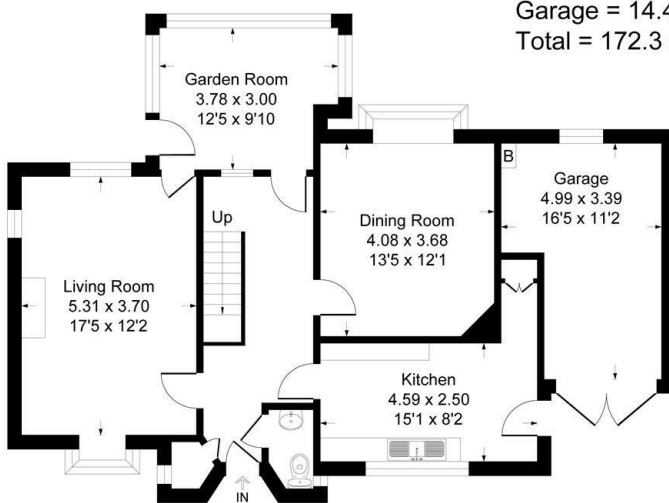
Property is Freehold
Council Tax Band G



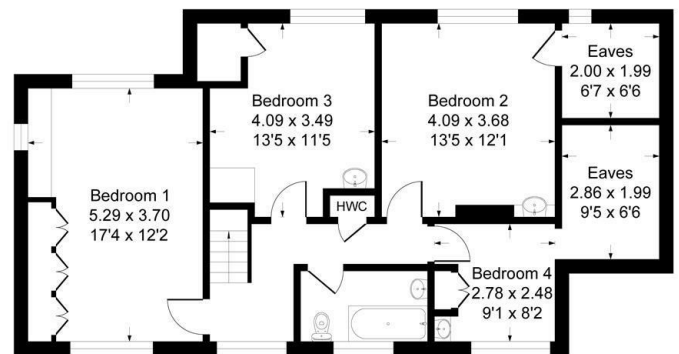


Granville Road

Approximate Gross Internal Area
 157.9 sq m / 1699 sq ft
 Garage = 14.4 sq m / 156 sq ft
 Total = 172.3 sq m / 1855 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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