



A modern double fronted two bedroom end terrace cottage, situated in a popular residential address on the north side of Sevenoaks, within easy reach of a wealth of doorstep amenities including both the Sainsbury's and Aldi superstores, as well as Bat & Ball rail station (0.5 miles). A wider array of all shopping, social and leisure facilities can be found in the town centre (1.5 miles), including beautiful Knole Park and further rail links to London Bridge / Charing Cross in less than thirty minutes via Sevenoaks mainline rail station (1.6 miles).

The thoughtfully extended and well presented accommodation currently comprises entrance porch, spacious sitting / dining room, modern kitchen, two first floor double bedrooms and the family bathroom. Additional benefits include UPVC double glazing, one allocated parking space and a private garden. Thought to be ideal as either a first time buy or investment purchase, your early viewing comes highly recommended in order to fully appreciate all this value for money home has to offer as well as its highly convenient location.

The property can also be purchased as a 50% share with Moat Housing at a value of £175,000 plus an additional rental charge of £167.57 pcm and service charge of £18.05 pcm.

39 Cramptons Road

Sevenoaks, Kent, TN14 5ES Freehold

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£345,000

ENTRANCE PORCH

Double Glazed front entrance door with space for coats and shoes, and door providing access through to the sitting room

SITTING / DINING ROOM

Two double glazed windows to front, two double radiators, attractive wood laminate flooring, stairs to first floor landing with open understairs recess and half door to useful understairs storage closet, telephone point and TV aerial lead, part glazed door through to kitchen.

KITCHEN

Dual aspect kitchen with double glazed window to front and matching double glazed door to side and garden, attractive laminate wood flooring, localised wall tiling in a brick bond pattern, series of matching modern wall and base units set with roll top work surfaces incorporating a stainless steel sink unit and drainer, space for cooker with overhead extractor, space and plumbing also for tall fridge freezer, washing machine and tumble dryer.

FIRST FLOOR LANDING

Access hatch to loft, fitted carpet, door to airing cupboard housing hot water cylinder and doors off to all rooms.

BEDROOM ONE

Double bedroom has double glazed window to front, radiator, fitted carpet, TV aerial lead and double doors to usefully spacious overstairs storage cupboard.

BEDROOM TWO

Dual aspect double bedroom has double glazed windows to both front and side, radiator and fitted carpet.

BATHROOM

Opaque double glazed window to front, radiator, wood effect vinyl flooring, localised wall tiling and a modern white suite comprising panel bath with overhead shower attachment and screen, close coupled WC and pedestal wash basin.

PARKING

Allocated parking for one car

GARDEN

Garden is situated to the right hand side of the property and is mainly laid to lawn, set within a neatly fenced perimeter. There is a pedestrian access gate leading to the front garden area which is artificially lawned for ease of maintenance.

ADDITIONAL INFORMATION

At the 100% purchase price of £350,000 the property is Freehold, the property can also be purchased as

a shared ownership proposition with MOAT housing at a 50% lease share level for £175,000 with additional monthly rental payable to MOAT for their 50% share. The additional rental applicable is £167.57 pcm with an additional service charge of £18.05 pcm

Council Tax Band C





Cramptons Road

Approximate Gross Internal Area 48.0 sq m / 517 sq ft



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.
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