



**Price**  
**£475,000**

**Freehold**

3x  2x  2x 

**Waterworks Cottage,  
Cramptons Road,  
Sevenoaks, Kent, TN14**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Large front and rear gardens
- Walking distance to Bat and Ball train station
- Ideal opportunity to add your own finishings
- Private road with local park on your doorstep
- Large conservatory perfect for entertaining

## Accommodation

### GROUND FLOOR

#### Hallway

Lounge/Diner: 17'11 x 11'10 (5.46m x 3.61m)

Kitchen: 12'5 x 10'4 (3.79m x 3.15m)

Cloakroom: 6'6 x 3'2 (1.98m x 0.97m)

Conservatory 1: (L-shaped) 10'8 x 9'3 (3.25m x 2.82m) plus 9'6 x 6'7 (2.90m x 2.01m)

Conservatory 2: 9'6 x 6'2 (2.90m x 1.88m)

### FIRST FLOOR

#### Landing

Bedroom 1: 12'10 x 10'5 (3.91m x 3.18m)

Bedroom 2: 11'10 x 9'0 (3.61m x 2.75m)

Bedroom 3: 8'8 x 8'1 (2.64m x 2.47m)

Bathroom: 7'1 x 5'5 (2.16m x 1.65m)

### OUTSIDE

Front Garden

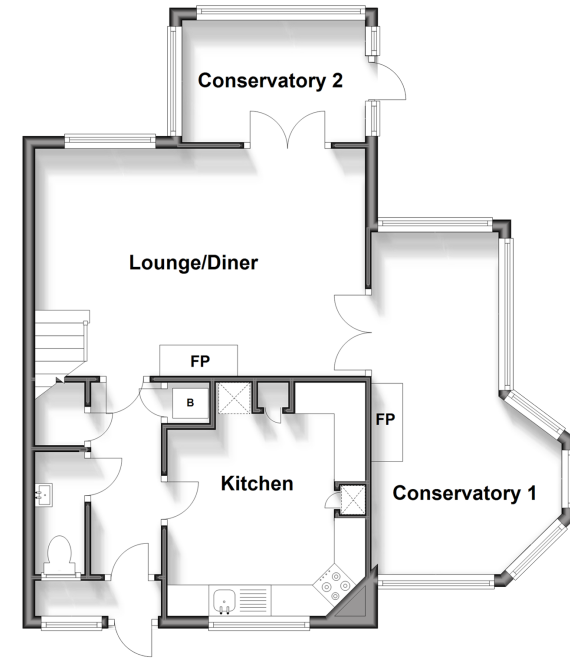
Rear Garden

Allocated Parking

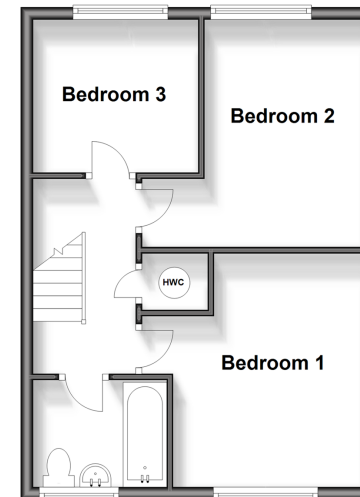
**Call Eynsford - 01322 862844 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 59.6 sq. metres (641.5 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (427.9 sq. feet)



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