



A most attractive proposition to renovate this 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 a renovation project, this well proportioned accommodation currently comprises a bay fronted sitting room, separate dining room, kitchen, bathroom to the ground floor, and two first floor bedrooms with further bedroom/study off. Externally the property benefits from a garden that is ideal for sitting out and entertaining. With the benefit of NO ONWARD CHAIN Your internal viewing comes highly recommended in order to fully appreciate all this lovely home has to offer.

## 36 Greatness Road

Sevenoaks, TN14 5BY Freehold



Offers In Excess Of £325,000

## **GROUND FLOOR**

### **Entrance porch**

Flooring as laid, UPVC external front door.

### **Sitting Room**

Carpet as laid, electric fire, bay frontage with double glazing

### **Reception room**

Carpet as laid, electric fire, single glazing to rear aspect, understairs storage cupboard containing gas meter.

### **Kitchen**

Flooring as laid, double glazing to side aspect, sink and basin with mixer tap, worktop, cupboards, space for white goods including plumbing for washing machine

### **Hallway**

Vinyl flooring as laid, boiler.

### **Bathroom**

Flooring as laid, paneled bath, opaque single glazing to rear and side aspect, wash hand basin, wc, part tiled walls and electric heater.

## **FIRST FLOOR**

### **Bedroom**

Carpet as laid, original fireplace, single glazing to front aspect, storage heater, integrated cupboard.

### **Bedroom**

Carpet as laid, single glazing to rear aspect, storage heater, provides access to study/small bedroom

### **Study/Small bedroom**

Carpet as laid, single glazing to rear aspect.

## **EXTERNALLY**

### **Rear garden**

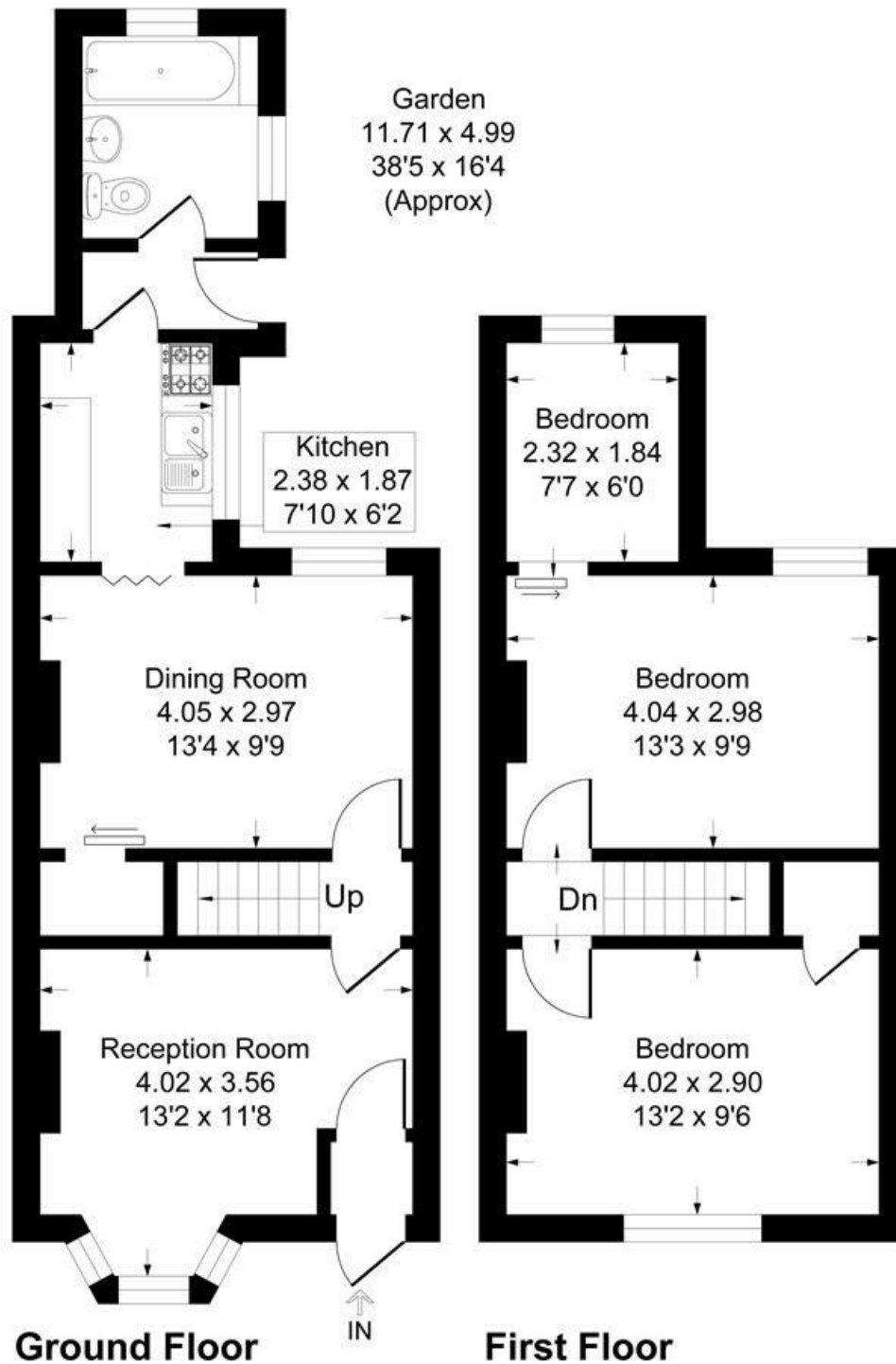
Comprises patio walkway and patio garden with greenhouse, surrounding shrubbery and timber fenced parameter





# Greatness Road, TN14

Approximate Gross Internal Area 72.9 sq m / 785 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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4 Station Parade, London Road, Sevenoaks, Kent,  
TN13 1DL  
T: 01732 740747

[sevenoaks@kings-estate-agents.co.uk](mailto:sevenoaks@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

