



Cramptons Road

Sevenoaks TN14

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A spacious and well presented four bedroom mid terrace family home featuring a generous loft conversion and double garage.

- Four bedroom family home
- Open plan kitchen / dining room
- Double garage at rear of property
- Close to local amenities

THE PROPERTY

The front door welcomes you into a large hallway with the stairs ascending to the first floor directly in front of you. There is an under stairs cupboard for storage along with three further cupboards and a w.c.

To the left you enter the main reception room which features a lovely large bay window to the front, wooden flooring, a solid fuel fire with granite hearth and in one alcove there is a fitted cupboard with shelves over and in the other fitted shelving.

Another door from the hallway takes you into a second well proportioned reception room, currently being used as a family room which has wooden flooring and is open to the kitchen/dining room.

The kitchen itself has been extended to provide a bright and airy space with bi-folding doors out onto the garden and Velux windows in the ceiling flooding the space with light.

There are a range of modern, cream wall and base units with Quartz worktop running over, a 1.5 bowl sink with mixer tap, induction hob with extractor fan, integrated oven, dishwasher and fridge freezer. Modern metro wall tiles and stone flooring complete the look.



A separate island unit provides further work surface with storage units underneath and power points.

There is space for a dining table and sofa making it a sociable family space and ideal for entertaining. A door takes you back out into the hallway where we ascend the stairs to the first floor.

The first floor landing gives access to three bedrooms and the family bathroom as well as the stairs up to the loft conversion.

Bedroom two is a double room with a bay window overlooking the front, complete with a built in cupboard.

Bedroom three overlooks the rear garden and is also a double room, benefitting from built in sliding wardrobes and is currently being used as a home office.

The good size family bathroom is fully tiled, has two windows and comprises of a modern white suite with bath, basin, w.c. with concealed cistern and separate shower cubicle all with chrome fittings.

Taking the stairs up to the second floor you enter the spacious loft conversion which has a dormer window overlooking the rear garden and two Velux windows to the front. This impressive room is currently being used as a child's bedroom but would make a wonderful master bedroom as there is also a beautiful, modern en suite featuring a white suite including a walk in shower with large shower head and smaller hand held shower, basin and w.c. with concealed cistern. Metro tiling in the shower area adds a splash of colour to this lovely bathroom.



GARDENS AND GROUNDS

The front garden is mainly laid to lawn with some mature shrubs and benefits from a dropped kerb with off street parking as well as an electric car charge point fitted in the porch. A path leading to an arched porch gives access to the stylish front door.

To the rear of the property the private and good size garden features a patio close to the house and a path that leads up to the double garage that can be accessed both from the garden and through a back gate into a lane behind the house. The rest of the garden is mainly laid to lawn with a raised flower or vegetable bed, a greenhouse and a timber shed.

LOCATION

The property is located in a popular residential area within walking distance of the sought-after Sevenoaks Primary School, Sainsburys Superstore and Bat & Ball railway station (train services to Sevenoaks, London Victoria, Blackfriars and Bromley South). Further local shopping facilities are within walking distance including a Sainsbury's Local, chemist, hairdressers, florist, tea rooms and McColls convenience store as well as a number of takeaway outlets.

Sevenoaks High Street is about 1.6 miles away with Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, London Charing Cross and Cannon Street) a similar distance. Otford Village, with its listed duck pond, historic High Street and mainline station (services to London Victoria/Bromley South/Maidstone), is approximately 1.2 miles away. The property is also within walking distance of secondary grammar schools for both boys and girls, as well as the highly regarded non-selective Trinity & Knole schools.

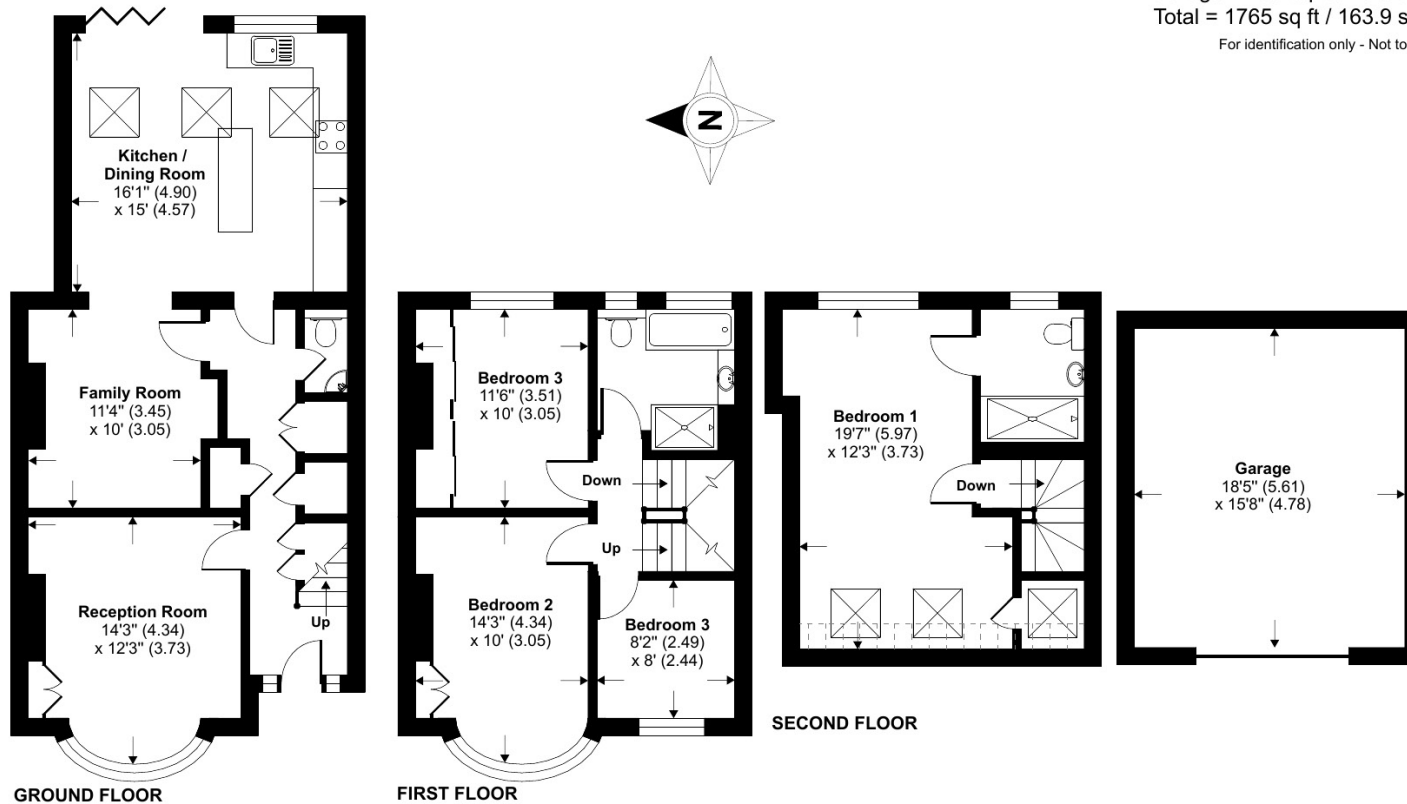




Cramptons Road, Sevenoaks, TN14

Approximate Area = 1452 sq ft / 134.8 sq m
Limited Use Area(s) = 24 sq ft / 2.2 sq m
Garage = 289 sq ft / 26.8 sq m
Total = 1765 sq ft / 163.9 sq m

For identification only - Not to scale



TENURE

Freehold

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Sevenoaks District Council. Council Tax Band D.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Humberts. REF: 805741

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01732 741212

sevenoaks@humberts.com

32 London Road, Sevenoaks, Kent TN13 2DE

