



Cramptons Road, Sevenoaks, Kent, TN14 5DU

Guide Price £350,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this two bedroom property located in a convenient position with Bat and Ball station being nearby offering a regular train service to the city for the commuter and for the shopper, Sainsburys, Aldi and other large stores are placed within easy reach. Internally the property comprises entrance, sitting room / dining room and kitchen. To the first floor there are two bedrooms and a family bathroom. Externally there is a good size rear garden with storage shed offering power & light. Furthermore there is off road parking and en bloc garage. We recommend viewing at your earliest convenience.

Two Bedrooms

Terraced Property

Sitting Room / Dining Room

Kitchen

Bathroom

Garage En Bloc

Rear Garden

0.4 Mile Bat & Ball Station

Close to Local Amenities

Viewing Highly Recommended





## LOCATION: Sevenoaks

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 close proximity of secondary grammar schools for both boys and girls, as well as the highly regarded non-selective Trinity & Knole schools.

## ADDITIONAL INFORMATION:

Council Tax Band C  
Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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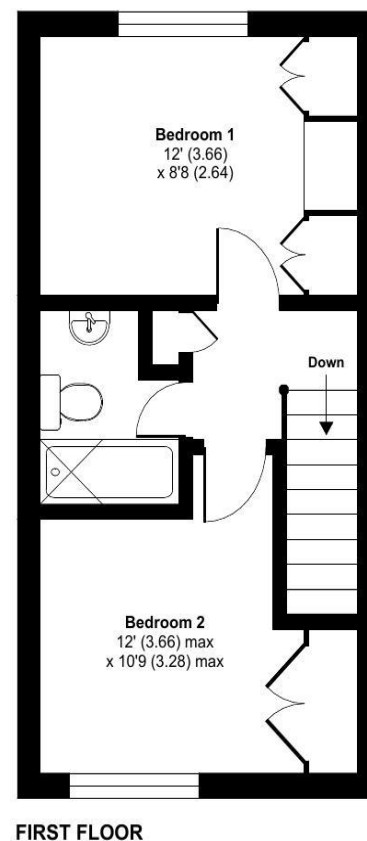
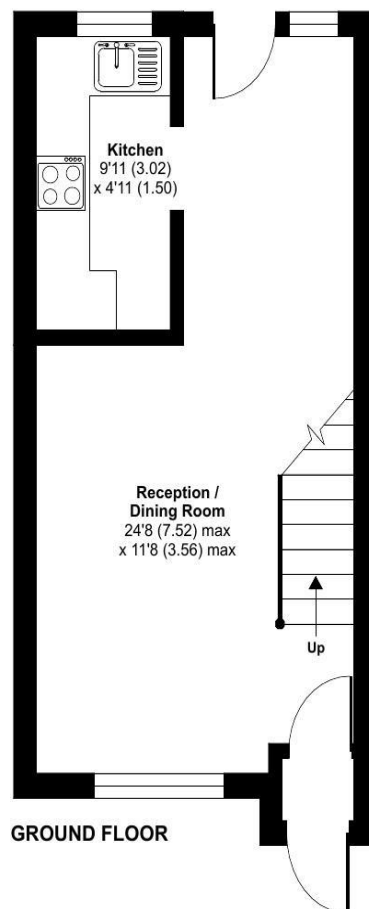




## Cramptons Road, TN14

Approximate Area = 588 sq ft / 54.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Bracketts llp. REF:1249300