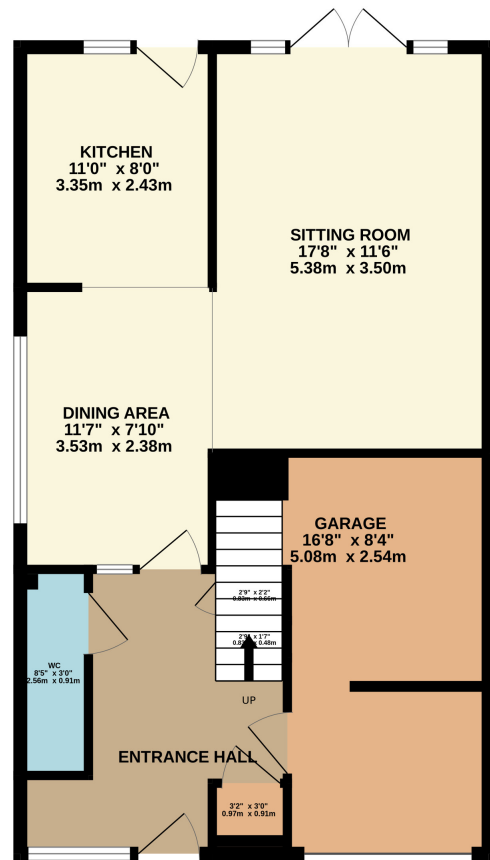
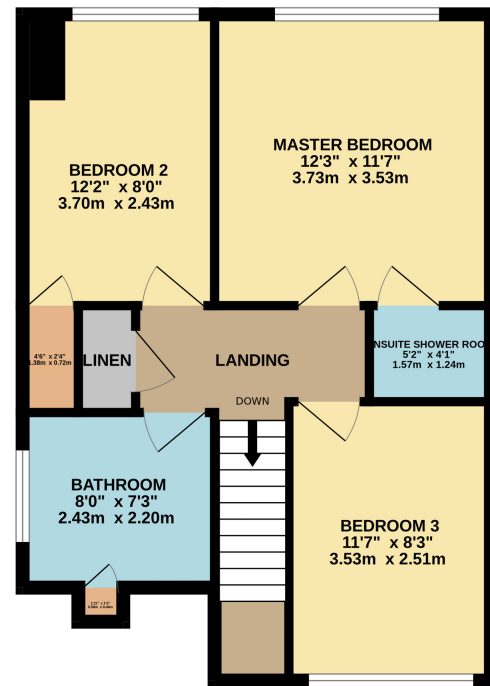


GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1193 sq.ft. (110.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



16 PONTOISE CLOSE, SEVENOAKS, KENT TN13 3ES

Within walking distance to Sevenoaks station, in this popular residential cul-de-sac, is this bright and airy 3 double bedroom semi-detached property with enclosed rear garden, driveway and garage. With a family bathroom, cloakroom, main bedroom with en-suite and great kitchen and living space, this fantastic family home has plenty to offer. On the doorstep are local schools, a recreation ground and the renowned Brabourne Lakes with an abundance of wild birds.

Semi-detached ■ 3 double bedrooms ■ Main bedroom with en-suite ■ Enclosed rear garden ■ Integral garage ■ Driveway with parking ■ Great location for schools ■ Walking distance of Sevenoaks station ■ Recently fitted double glazed windows throughout ■ Cul-de-sac

PRICE: £645,000 FREEHOLD

SITUATION

The property lies in a highly convenient cul-de-sac position, within walking distance of Sevenoaks main line railway station with its fast and frequent services to London in as little as 22 minutes. The renowned Bradbourne Lakes with a variety of wildfowl are within a short walk. Sevenoaks Town Centre with its comprehensive range of shops, restaurants and leisure facilities is about one mile. The area is served by an excellent range of both state and private sector schools, such as Riverhead Infants', Amherst School, Weald of Kent Grammar, Trinity School and Sevenoaks School. Access onto the M25 is within a short drive.

DIRECTIONS

From the town, proceed north down London Road towards the railway station. Turn right opposite the station into Hitchen Hatch Lane, take the first left into Bradbourne Park Road, left again into Bosville Road. Bear right into Lambarde Road and take the fourth turning on the left into Betenson Avenue and proceed to the crossroads. Go straight over and proceed to the turning to Meadway (on your left). Pontoise Close is the next turning on your left almost immediately after and the property can be found on the right hand side as you follow the road around.

FRONT GARDEN

Lawn with various trees, shrubs and flowers, and a driveway with parking for two cars which leads to the integrated garage and front door. Side access to the property is provided via a gate.

GROUND FLOOR

ENTRANCE HALL

Spacious with a large coat cupboard, understairs storage cupboards and radiator. Doors to garage, cloakroom and double doors leading to the dining area. Karndean flooring and staircase to the first floor.

CLOAKROOM/UTILITY SPACE

Partly tiled with low level WC, vanity unit, radiator, shelving above utilities with plumbing for washing machine, tumble dryer and water softener with shelf above.

DINING AREA



11' 7" x 7' 10" (3.53m x 2.39m)

Accessed through double doors, with double glazed window to side, Karndean flooring and radiator. Leading into the kitchen and sitting room.

SITTING ROOM



17' 8" x 11' 6" (5.38m x 3.51m)

Double glazed French doors with side panels leading to decked seating area and rear garden. Radiator, white vertical flat panel radiator and Karndean flooring.

KITCHEN



11' 0" x 8' 0" (3.35m x 2.44m)

Fitted kitchen with double glazed window to rear. Cream wall and base units with drawers and laminate worktops. Tiled splashback and Karndean flooring. Full length fridge, Smeg 4 ring gas hob and extractor, Smeg oven, stainless steel sink and drainer with mixer tap, door to garden.

GARAGE

16' 8" x 8' 4" (5.08m x 2.54m)

Step down from door off entrance hall. Roll up electric door, currently with a stud partition wall with the front section for storage and additional living space at the rear, which would make an ideal gym, workshop or utility space. Power, light and shelving.

FIRST FLOOR

LANDING

Large airing cupboard with double doors, doors to bedrooms and bathroom, hatch to loft which is where the Worcester Bosch boiler can be found.

MAIN BEDROOM



12' 3" x 11' 7" (3.73m x 3.53m)

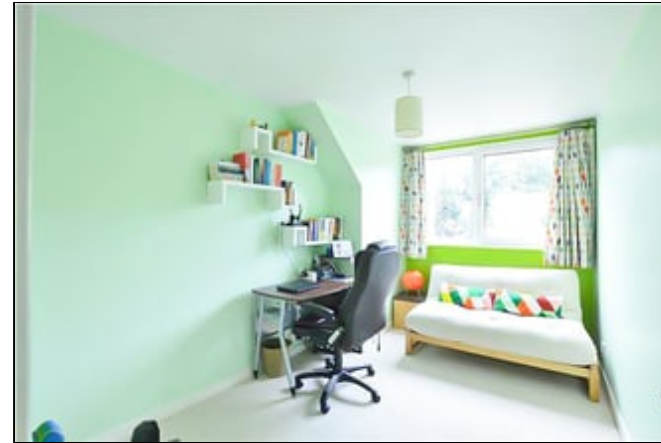
Double bedroom with double glazed window to rear with radiator beneath, doors to en-suite shower room.

EN-SUITE



Shower cubicle with Aqualisa shower, vanity unit, concealed cistern WC, chrome heated towel rail, wall-mounted mirror with shelf. Tiled floor and half tiled walls.

BEDROOM 2



12' 2" x 8' 0" (3.71m x 2.44m)

Double bedroom comprising double glazed window to rear with radiator beneath, and a large built-in storage cupboard with shelving and rail.

BEDROOM 3



11' 7" x 8' 3" (3.53m x 2.51m)

Double bedroom with a double glazed window to front and radiator beneath.

BATHROOM



Opaque double glazed window to side, tiled floor, shaving point, concealed cistern WC, furniture with wash hand basin inset, cupboard space. Fitted panelled corner bath with wall-mounted shower, heated towel rail.

REAR GARDEN



Decked seating area, large planter, lawn, shrubs, flower beds. There is a shed to the side, and side access is provided via a gate.

COUNCIL TAX BAND: E