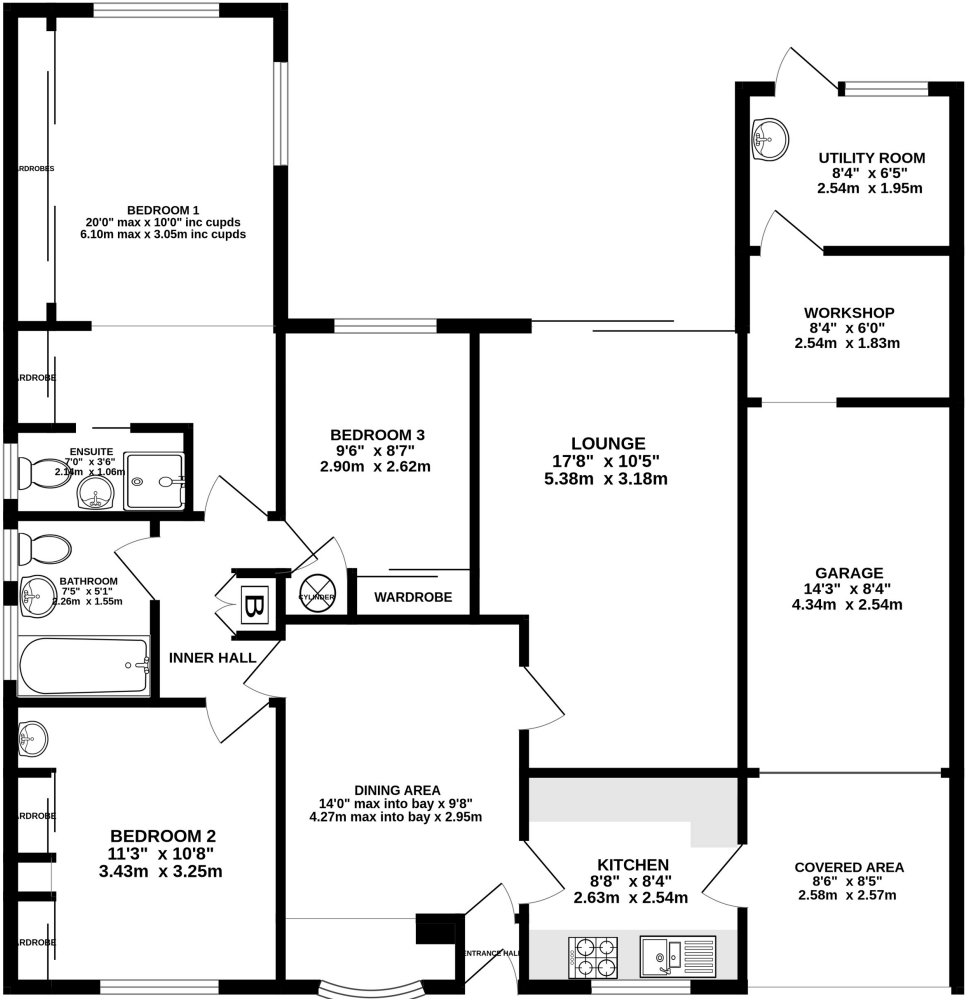
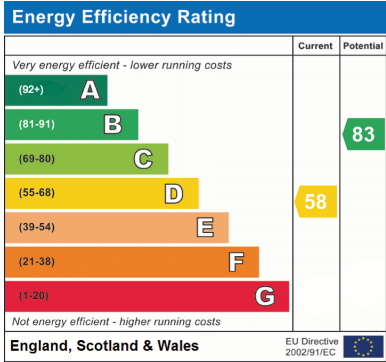


GROUND FLOOR
1191 sq.ft. (110.6 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.6 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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41 PONTOISE CLOSE, SEVENOAKS, KENT TN13 3ET

An extended 1970's built 3 bed linked detached single storey property with off road parking and a garage. This well positioned property which would benefit from some updating, lies in a residential cul-de-sac within walking distance of Sevenoaks main line railway station and enjoys a south facing rear garden which backs onto a children's play park. NO CHAIN.

3 Bedrooms ■ 2 Bathrooms - one en suite ■ 2 Reception Rooms ■ Kitchen ■ Utility Room ■ Garage ■ South facing rear garden ■ No chain ■ Gas warm air heating ■ Loft Potential ■ Double Glazing ■ Workshop

PRICE: GUIDE PRICE £700,000 FREEHOLD



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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 to the rear of the close, backing on to a children's play area.

ENTRANCE HALL

2' 8" x 2' 5" (0.81m x 0.74m) carpet incorporating a mat well, warm air vent, door leads into the dining hall.

DINING AREA



14' 0" max into bay x 9' 8" (4.27m x 2.95m) sealed unit double glazed oriel bay window, carpet, warm air vent, coved cornice, thermostat control for the central heating, doors to the kitchen, lounge and inner hall.

LOUNGE



17' 8" x 10' 5" (5.38m x 3.17m) sealed unit double glazed sliding doors lead into the garden, carpet, warm air vent, coved cornice, dimmer switch.

KITCHEN



8' 8" x 8' 4" (2.64m x 2.54m) range of wood fronted ground and wall cupboards, worktop incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap, cupboard under, ceramic splashback tiling, under cupboard lighting, 4 ring gas hob with oven under, extractor over, vinyl floor, built in fridge and freezer, coved cornice, fluorescent strip lighting, set of drawers, sealed unit double glazed window to the front, door leads to a covered area.

INNER HALL

7' 4" x 4' 10" max (2.24m x 1.47m) cupboard housing a Johnson and Starley Modair flow series 2 gas fired boiler serving the central heating, hatch to the loft with a sliding access ladder, carpet.

LOFT

There is a large loft with an A frame. Partly boarded for storage with lighting. There is potential for a loft conversion.

BEDROOM 1

20' 0" max narrowing to 16' x 10' 0" into wardrobes (6.10m x 3.05m) an excellent range of built in floor to ceiling wardrobe cupboards and shelves encased with sliding doors, some of which are part mirrored, carpet, sealed unit double glazed windows to the side and rear, warm air vent, coved cornice, sliding door leads into the shower room.

EN SUITE SHOWER ROOM

7' 0" x 3' 6" (2.13m x 1.07m) corner shower cubicle with Aqualisa shower, wash hand basin, low level wc, sealed unit double glazed window to the side with obscure glazing, fully tiled walls, shaver light and point, Dimplex infra red electric wall heater, heat/light unit, toiletries cabinet.

BEDROOM 2



11' 3" x 10' 8" (3.43m x 3.25m) sealed unit double glazed window to the front, coved cornice, warm air vent, built in wash hand basin with tiled splashback, shaver light and point, carpet, two built in double wardrobe cupboards with centre dressing table, wall light.

BEDROOM 3

9' 6" excluding wardrobe x 8' 7" (2.90m x 2.62m) built in double wardrobe cupboard, built in airing cupboard with pre-insulated copper cylinder and immersion heater, sealed unit double glazed window to the rear, coved cornice, carpet, warm air vent.

BATHROOM

7' 5" x 5' 1" (2.26m x 1.55m) panelled bath with mixer tap, hand shower attachment and folding shower screen, wash hand basin with mixer tap, low level wc, tubular heated towel rail, half tiled walls, two sealed unit double glazed windows to the side with obscure glazing, coved cornice, down lighting, Dimplex infra red electric wall heater.

OUTSIDE

GARAGE

14' 3" x 8' 4" (4.34m x 2.54m) light and power, gas meter and electric fuse box are located here, up and over door, opening leads through to the workshop.

WORKSHOP

8' 4" x 6' 0" (2.54m x 1.83m) light and power, door leads through to the utility room.

UTILITY ROOM

8' 4" x 6' 5" (2.54m x 1.96m) light and power, space and plumbing for a washing machine, space for a tumble dryer, wash hand basin, sealed unit double glazed window to the rear, door leads into the garden.

FRONT GARDEN

There is an area of lawn, flower beds with varied planting, water tap, outside lighting, access at the side leads through to the rear garden. Driveway with parking. Covered area measuring 8' 6" x 8' 5" with lighting in front of the garage.

REAR GARDEN



There is a secluded south facing rear garden which has a patio leading to an area of lawn, a gate leads into a public children's play park. There are trees, shrubs and bushes, Garden Shed. Greenhouse.

COUNCIL TAX

Council Tax Band E. £3007.74 payable 2025/26.

AGENTS NOTE

We understand that the bedroom extension which was added in 1981 was underpinned in 1995. There is a documentary undertaking of the effectiveness of the underpinning.