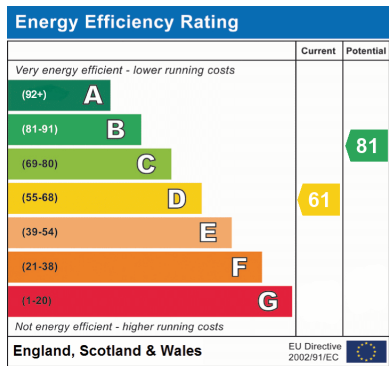


TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.

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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11 UPLANDS CLOSE, SEVENOAKS TN13 3BP

Location, location, location! Set within an exclusive private cul de sac in a sought after position is this 3 bedroom semi detached property with garage, garden and off street parking within a short walk of the station. The property offers the opportunity to improve and extend to your own taste and design and would be in good company if done. NO CHAIN.

Great potential for enlargement ■ Exclusive Private Cul de Sac ■ Front with off road parking ■ Approximately 70ft level rear garden with further embankment ■ Lounge with fireplace ■ Dining Room ■ Kitchen ■ 3 Bedrooms ■ Bathroom ■ Detached Garage ■ Gas fired central heating ■ Double glazed windows ■ NO CHAIN

PRICE: GUIDE PRICE £775,000 FREEHOLD



John Kingston Estate Agents give notice for themselves and for the vendors whose agents they are that: (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. It should not be assumed that the property has all necessary planning, building regulation or other consents and no services, equipment or facilities have been tested. Purchasers must satisfy themselves by inspection or otherwise.

SITUATION

The property lies in a superb position in a quiet private road within walking distance of Sevenoaks main line railway station for a fast service of trains to London Charing Cross/CannonStreet/London Bridge/Waterloo in about 30 minutes. Sevenoaks town centre with its varied shopping facilities, swimming pool complex and library is about one and a quarter miles distant. The property lies close to the popular Amherst School. Riverhead Infants School is also nearby as is the centre of Riverhead with its local facilities. Access to the M25/M20/M2/A21 is a short drive away at Junction 5 of the Chevening interchange. Historic Knole House with its 1,000 acre deer park can be easily reached and provides tranquil walking. There are many recreational facilities in the area including golf at Wildemesse, Knole Park and Nizels.

DIRECTIONS

From Sevenoaks High Street proceed down London Road towards Riverhead. Go past the railway station and take the third turning on your right after the station into Uplands Way. Take the first turning on your right into Uplands Close and number 9 is on your right hand side.

GROUND FLOOR

COVERED PORCH

ENTRANCE HALL

16' 5" x 5' 11" (5.00m x 1.80m) double radiator, doors leading to lounge, dining room, kitchen, under stairs storage, stairs to first floor, window to front with obscure glass.

LOUNGE



14' 7" x 11' 2" (4.44m x 3.40m) double glazed bay window to front, radiator, open fireplace with pine outer surround, granite hearth, two wall light points, carpet, coved cornice, opening leads through to the dining room.

DINING ROOM



12' 1" x 8' 10" (3.68m x 2.69m) double doors leading to conservatory, double radiator. three wall lights.

CONSERVATORY

10' 9" x 7' 7" (3.28m x 2.31m) constructed of hardwood with Pilkington K glass double glazed units with double doors leading into the garden, tiled floor with under floor heating, two wall lights.

KITCHEN



9' 1" x 8' 8" (2.77m x 2.64m) range of light oak wall and base units with marble effect worktops over, built in electric oven and 4 ring gas hob, extractor over, wall mounted Worcester gas fired boiler, Franke 1½ bowl stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine and dishwasher, two strip lights, splashback tiling, space for a fridge/freezer, built in pantry with shelving, vinyl flooring, double glazed window to the side with obscure glazing , door leads into the rear garden.

FIRST FLOOR

LANDING



11' 4" x 6' 6" (3.45m x 1.98m) double glazed window to side with obscure glazing, access to loft, doors leading to bedrooms, separate WC, bathroom, cupboard over stairs, carpet.

BEDROOM 1



12' 8" x 9' 1" (3.86m x 2.77m) built in wardrobe cupboards to one wall with sliding doors, two of which are mirrored, double glazed window to front, radiator, carpet.

BEDROOM 2



11' 11" x 10' 9" (3.63m x 3.28m) double glazed window to rear enjoying a verdant outlook, radiator, carpet.

BEDROOM 3

7' 1" x 5' 11" (2.16m x 1.80m) double glazed window to front, radiator, carpet.

BATHROOM



6' 4" x 6' 1" (1.93m x 1.85m) white suite comprising panelled bath with Triton T80 wall shower over, wash hand basin built into a vanity unit with cupboard under, heated towel rail, tiled floor, fully tiled walls, shaver point, down lighting, opaque double glazed window to rear.

SEPARATE W.C.

3' 8" x 2' 5" (1.12m x 0.74m) low level W.C., double glazed opaque window to side, tiled floor, half tiled walls.

OUTSIDE

FRONT GARDEN

There is off street parking for 2 cars, borders around with planting.

GARAGE

Up and over door, accessed via a shared driveway.

REAR GARDEN



Approximately 70ft with patio area and pathway leading to lawns, beech hedging and mature trees, side pedestrian access and further embankment area. There is an outside water tap to the side.

AGENTS NOTE

The annual subscription levied by Uplands Close for the 2023/24 year was £150. It is not anticipated that 2024/2025 will be any different.

COUNCIL TAX

Local Authority is Sevenoaks District Council. Tax Band E. Amount payable 2025/2026 is £3,007.74.