



An attractive three double bedroom link detached bungalow forming part of the highly desirable and sought after Bradbourne Lakes area of Sevenoaks, located within genuine walking distance of the mainline rail station (1 mile) with links to London Bridge / Charing Cross in less than thirty minutes. In addition to the doorstep amenities on offer at both Station Parade and Tubs Hill Parade, a wide variety of all shopping, social and leisure facilities can be found in the town centre, including beautiful Knole Park. Excellent local schools include the highly prized Riverhead & Amherst Schools (0.9 miles) as well as Sevenoaks Primary, Walthamstow Hall, Granville School, Trinity Secondary School (1.5 miles) which shares its site with both the Weald Girls Grammar and Tunbridge Wells Boys Grammar School.

The well planned and proportioned accommodation currently comprises an entrance hallway, sitting room with direct access to the rear garden, separate dining room, kitchen, inner hall leading to three double bedrooms as well as the family bathroom and a separate wc. Additional benefits include the attached tandem (double) length garage, carport and driveway parking to the front, while to the rear there is a delightful rear garden with sunny aspect, backing onto the open recreation ground beyond the rear perimeter. Available with NO ONWARD CHAIN and boasting exciting potential for extension / refurbishment (subject to obtaining any relevant consents), your viewing comes highly recommended in order to fully appreciate the full potential offered by this lovely bungalow, as well as its excellent location.

39 Pontoise Close

Sevenoaks, Kent, TN13 3ET Freehold



Guide Price £675,000

ENTRANCE HALL

Double glazed front entrance door, fitted carpet, space for coats, part glazed door providing access to dining room.

DINING ROOM

Full height double glazed window to front, radiator, fitted carpet, part glazed doors providing access to sitting room, kitchen and inner hallway.

SITTING ROOM

Spacious reception room has double glazed sliding patio doors providing direct access to the rear garden, radiator, fitted carpet, wall lights and TV point / aerial lead.

KITCHEN

Double glazed window to front with accompanying double glazed door to side and carport. localised wall tiling, vinyl flooring, series of matching kitchen wall and base units for storage, set with work surface tops incorporating stainless steel sink unit and drainer, space and plumbing for all utilities.

INNER HALLWAY

Fitted carpet, door to hall storage cupboard, access hatch to loft, doors off to all bedrooms, bathroom and separate wc.

BEDROOM ONE

Double bedroom has double glazed window to front, radiator, fitted carpet and TV aerial lead

BEDROOM TWO

Double bedroom has double glazed window to rear with delightful garden aspect, radiator and fitted carpet.

BEDROOM THREE

Double bedroom has double glazed window to rear with delightful garden aspect, radiator, fitted carpet. doors to both double and single built in wardrobes.

BATHROOM

Opaque double glazed window to side, heated towel rail, vinyl flooring, fully tiled walls, coloured suite comprising panel bath with overhead shower attachment and pedestal wash basin.

SEPARATE WC

Opaque double glazed window to side, vinyl flooring, and low level WC to match the bathroom suite.

TANDEM GARAGE & PARKING

Double length garage has metal up and over door to front, power and light connected, double glazed courtesy door to rear providing access to the garden. There is a carport and driveway in front of the tandem garage providing further parking for 2 cars.

GARDEN

The delightful rear garden is a true feature of the property, set within a neatly fenced perimeter, the garden boasts a sunny southerly aspect with the open recreation field beyond its perimeter. With side access point, the garden benefits from a full width paved patio terrace, which is ideal for sitting out and entertaining, while the predominately lawned garden area is level with flower and shrub beds, a timber storage shed and greenhouse.

ADDITIONAL INFORMATION

Property is Freehold
Council Tax Band F



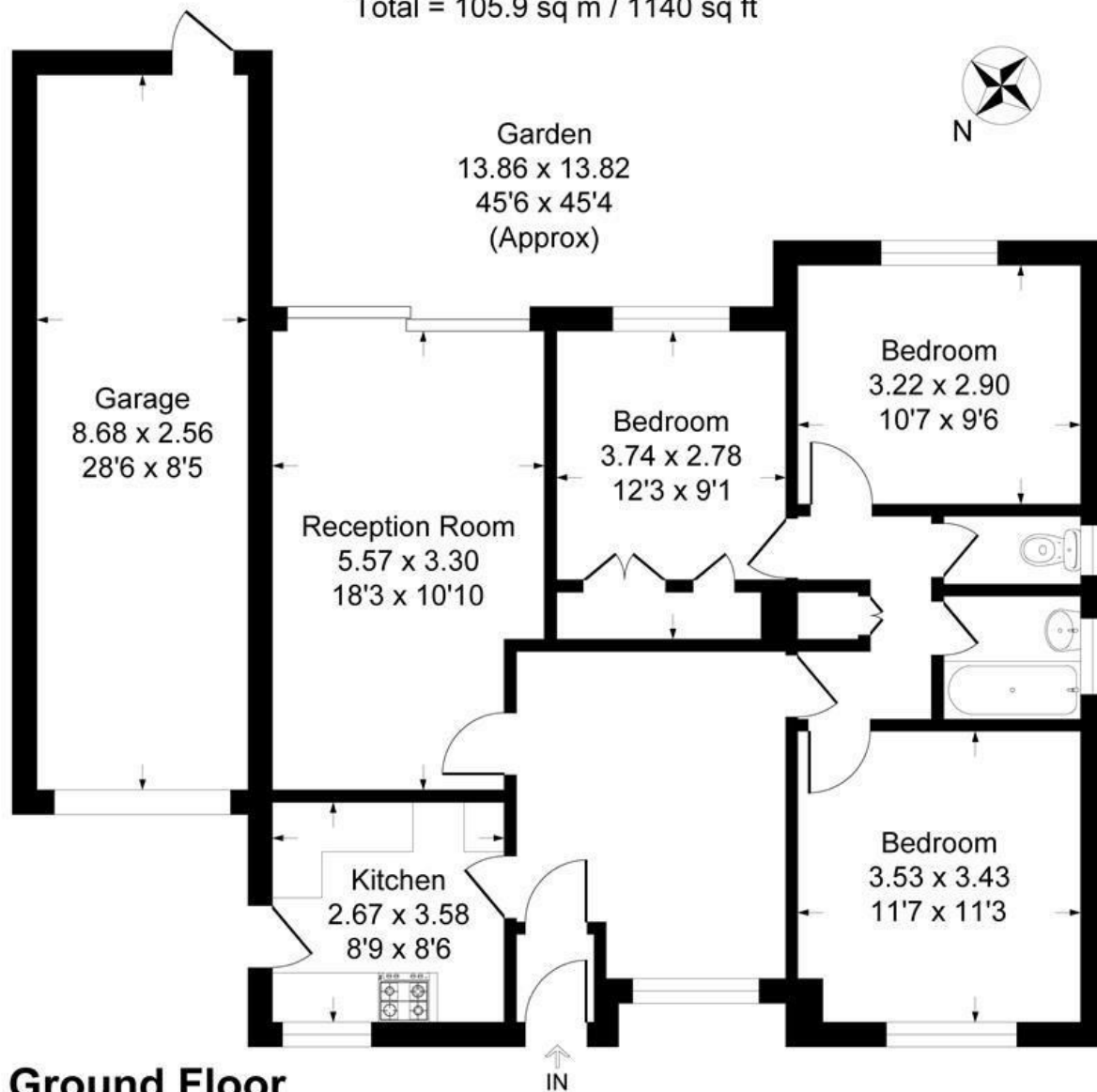


Pontoise Close, TN13

Approximate Gross Internal Area 83.7 sq m / 901 sq ft

Garage = 22.2 sq m / 239 sq ft

Total = 105.9 sq m / 1140 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

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