



PONTOISE CLOSE

SEVENOAKS, KENT

Guide Price £500,000 Freehold

JACKSON-STOPS



**11 PONTOISE CLOSE
SEVENOAKS, KENT
TN13 3ES**

***NO ONWARD CHAIN* A WELL-LOCATED SEMI-DETACHED HOME IN THE POPULAR BRADBOURNE LAKES AREA, SET IN A QUIET CUL-DE-SAC WITH A GARDEN, CONSERVATORY, GARAGE AND LESS THAN 1 MILE TO SEVENOAKS STATION**



DESCRIPTION

A three-bedroom semi-detached home of approximately 1190 sq ft conveniently located less than a mile from Sevenoaks Station, local primary schools and everyday amenities. Having been extended, the property offers excellent scope to modernise and create a stylish contemporary home with open-plan living at its heart, subject to any necessary consents. Further benefits include a private garden, garage and driveway parking.

FEATURES

- Step into the entrance hall which features a convenient cloakroom and built-in storage.
- The spacious open-plan sitting and dining room is flooded with natural light from full-length front windows and glazed doors opening into the conservatory, which enjoys views over the garden. This generous L-shaped room provides clearly defined sitting and dining areas, with wood-effect flooring and an open staircase rising to the first floor.
- The conservatory offers additional living space with garden views and direct access to the rear garden.
- Overlooking the garden, the kitchen is fitted with a range of modern white wall and base units, an integrated oven and electric hob and provides space for a slimline dishwasher and fridge.
- Adjacent to the kitchen, at the rear of the garage, is a further conservatory-style reception room/utility area with doors opening onto the garden and space for a washing machine and dryer. This area offers excellent potential to be reconfigured and integrated with the kitchen, creating a contemporary kitchen/breakfast room, subject to any necessary consents.
- The first-floor landing is naturally bright, with a large side-facing window and a useful airing cupboard.

- There are three bedrooms, comprising two double bedrooms, both with built-in wardrobes and a third single bedroom with storage.
- One of the double bedrooms enjoys views over the rear garden, while the remaining bedrooms are positioned to the front. The bedrooms are served by a family bathroom.
- Outside, the rear garden is enclosed by mature trees and shrubs, offering a good degree of privacy. A paved terrace immediately adjoins the house, providing space for outdoor seating and dining. To the front, there is driveway parking for one vehicle together with a single garage.

SITUATION

11 Pontoise is located in a quiet cul de sac, close to two parks in the popular Bradbourne Lakes area of Sevenoaks and the town centre, local schools, mainline rail station and access onto the motorway links.

The town centre about 1.5 miles away offers a wide range of shops, cafes, pubs, restaurants and other facilities including The Stag cinema/theatre, Waitrose supermarket and M&S clothes and food store. There is also a leisure centre and various sports clubs.

Sevenoaks mainline station (0.9 miles) serves London Charing Cross and Cannon Street with fast and frequent services (London Bridge from 24 minutes).

Sevenoaks offers a wide selection of well-regarded schools in both the public and private sectors, including Sevenoaks Primary, Riverhead Infant and Amherst Junior Schools and the renowned Sevenoaks School, Walthamstow Hall, Trinity and Knole Academy, the new Weald of Kent Grammar and Tunbridge Wells Boys Grammar annexes in Sevenoaks to name but a few.

There are several sports clubs in the town including cricket played at The Vine and golf courses at Knole and Wildernes. Knole Park provides about 1,000 acres of National Trust deer park and is the perfect backdrop for walking and running.



The A21 at Chipstead (1.4 miles) gives access to the M25 and thereby the national motorway network, Gatwick, Heathrow and Stansted Airports. Channel Tunnel Terminus and Ports.

PROPERTY INFORMATION

- Services: Mains electricity, gas, water and drains.
- Local Authority: Sevenoaks District Council
- Council Tax band: F (£3,132.84 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.
- Agents Notes: The front image has been digitally enhanced to reduce the tree size.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

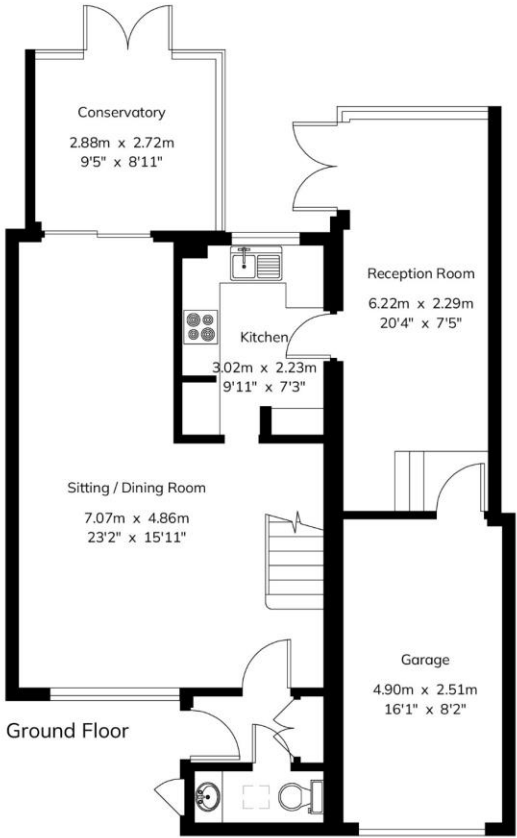
DIRECTIONS

From our office proceed down London Road towards the railway station and turn right opposite the station into Hitchen Hatch Lane. Take the first left into Bradbourne Park Road and then left again into Bosville Road. Follow the road round to the right where it becomes Lambarde Road and after passing the lakes turn left into Betenson Ave. Turn second left into Pontoise Close and number 11 can be found on the left.

IMPORTANT NOTICE

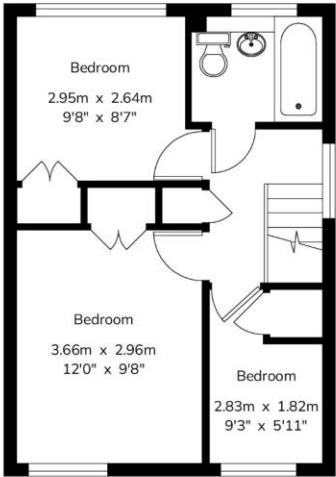
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		



11 Pontoise Close

Gross Internal Area : 110.6 sq.m (1190 sq.ft.)



First Floor



For Identification Purposes Only.

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SEVENOAKS

01732 740600

sevenoaks@jackson-stops.co.uk
jackson-stops.co.uk

onTheMarket.com

rightmove

Zoopla



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