



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Knoll Road, Bexley, Kent, DA5 1AZ
Guide Price £550,000-£575,000

Spacious four bedroom house located in a much sought after road in the heart of Old Bexley Village, within walking distance of all popular local amenities including Bexley Station, local schools, shops, restaurants and all other transport links. An ideal family home, the property is well presented with accommodation comprising of entrance porch, entrance hall, ground floor wc, two reception rooms and a fitted kitchen. To the first floor there is a bathroom and four well proportioned bedrooms. Other benefits to note include gas central heating, off street parking, some double glazing, front and rear gardens and a summerhouse. Viewing is highly recommended.

Ref: BX1111142

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Entrance Porch

Double glazed hardwood front door. Double glazed frosted window to side. Carpet.

Entrance Hall

Single glazed hardwood door. Carpet. Coving. Radiator.

Ground Floor WC

Carpet. Low level wc. Wall mounted wash hand basin. Double glazed frosted window to side.

Reception 1

19' 1" x 13' 11" (5.81m x 4.24m) Carpet. Two double glazed French doors to rear. Two radiators. Shelving units.

Reception 2

17' 7" x 7' 10" (5.36m x 2.39m) Carpet. Single glazed double doors to front. Picture rail. Coving.

Kitchen

10' 11" x 7' 8" (3.32m x 2.34m) Carpet. Double glazed window to front with shutter blinds. Range of wall and base units. Gas hob. Electric fan oven. Extractor hood. Integral dishwasher, washing machine and fridge freezer. Ceramic inset sink and mixer taps. Wooden work surfaces. Spotlights.

Landing

Carpet. Loft access.

Bedroom 1

14' 2" x 9' 9" (4.31m x 2.97m) Carpet. Coving. Double glazed window to front. Ceiling fan.



Bedroom 2

11' 0" x 9' 11" (3.35m x 3.02m) Carpet. Double glazed window to rear. Radiator.

Bedroom 3

10' 11" x 9' 3" (3.32m x 2.82m) Laminate flooring. Radiator. Double glazed window to front. Storage cupboard.

Bedroom 4

9' 0" x 7' 10" (2.74m x 2.39m) Carpet. Radiator. Double glazed window to rear.

Bathroom

Tiled flooring. Panelled 'Jacuzzi' bath. Low level wc. Wash hand basin in vanity unit. Shower over bath. Two double glazed frosted windows to side. Coving. Spotlights. Half panelled walls. Heated towel rail.

Garden

44' 0" x 27' 0" (13.40m x 8.22m) (Approx) Composite decking with glazed borders. Patio. Decking. Lawn. Shrubs. Wall mounted lighting. Side access. Outside tap. Shed.

Summerhouse

7' 0" x 6' 0" (2.13m x 1.83m) Power. Single glazed French doors. Single glazed window to side.

Front Garden

Block paved with off street parking for two cars.

Council Tax

Band E.

