



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Knoll Road, Bexley, Kent, DA5 1AZ
Guide Price £450,000-£475,000

Originally built as four bedrooms, but currently arranged as three bedrooms, Park Estates are delighted to offer this extended mid terrace home, situated in a lovely road and location, within very close proximity of Bexley Village, good transport links and schools. The property does require updating and is being offered with no forward chain. Additional benefits to note are double glazing, gas central heating, off street parking, front and rear gardens. Early viewing is very highly recommended.

Ref: BX11111449

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 Hall

Double glazed front door and double glazed window to side. Glazed door to inner hall.

Kitchen

10' 9" x 7' 7" (3.27m x 2.31m) Fitted with base and wall units. Sink and drainer with mixer tap and cupboards under. Double glazed window to front. Tiled to work surface. Vinyl tiled flooring. Cooker, washing machine and dishwasher to remain. Integrated fridge. Extractor hood.

Downstairs WC

Low flush wc. Wash hand basin. Carpet. Half tiled walls.

Inner Hall

Glazed door. Carpet. Radiator with cover.

Lounge / Dining Room

19' 6" x 22' 4" (5.94m x 6.80m) Double glazed patio doors. Radiator. Open plan staircase.

Landing

Carpet. Access to loft with ladder. Boarded and insulated.



Bedroom 1 (was originally 2 bedrooms)

19' 6" x 14' 2" (5.94m x 4.31m) Two double glazed windows to front. Fitted wardrobes and drawers. Two radiators. Carpet.

Bedroom 2

10' 11" x 9' 10" (3.32m x 2.99m) Double glazed window to rear. Carpet. Radiator.

Bedroom 3

8' 8" x 7' 8" (2.64m x 2.34m) Double glazed window to rear. Carpet. Radiator.

Bathroom

Corner bath. Fully tiled shower. Low flush wc. Tiled walls. Towel radiator. Carpet. Extractor.

Garden

65' 8" x 21' 7" (20.00m x 6.57m) (Approx) Patio area. Raised pond. Mature planting on three levels. Pedestrian rear access to Love Lane.

Front Garden

Lawn. Off street parking. Shrubs. Light.

Garage

11' 8" x 7' 10" (3.55m x 2.39m) Up and over door. Power and light. Storage area.

Council Tax

Band E.

