

OPEN 7 DAYS  
A WEEK

Harpers & Co

Tel: 01322 524425  
www.harpersandco.com



**Knoll Road, Bexley, DA5 1AY**

**Offers in excess of £550,000-00**

Situated on one of Bexley's most sought after roads is this stunning and spacious three bedroom family home. The property fits perfectly with the surrounding architecture whilst standing out from the crowd at the same time. Internally you notice the natural light and space the moment you walk through the front door with a wide hallway leading to the reception room which boasts a large bay window to the front, stairs then lead you down to the enormous Kitchen/Diner which measures an impressive 21ft and benefits from floor to ceiling windows and French doors leading out to the garden. The property boasts under floor heating throughout provided by a newly installed heat pump.

- \*CHAIN FREE\* \*3 BED SEMI\* \*DOUBLE GLAZED THROUGHOUT\***
- \*IMMACULATE NEWLY RENOVATED \* \*GROUND FLOOR W/C\***
- \*3 TIERED PROPERTY\* \*SOUGHT AFTER LOCATION\***
- \*CLOSE PROXIMITY TO STATION\* \*CLOSE TO ALL AMENITIES\***
- \*UNDERFLOOR HEATING THROUGHOUT\***

EPC rating 79 (C)

**VIEWING HIGHLY RECOMMENDED**

## **Knoll Road, Bexley, DA5 1AY**

**CHAIN FREE Stunning three bedroom semi-detached located just 0.4 miles from Bexley Mainline Station.**

### **VIEWING HIGHLY RECOMMENDED**

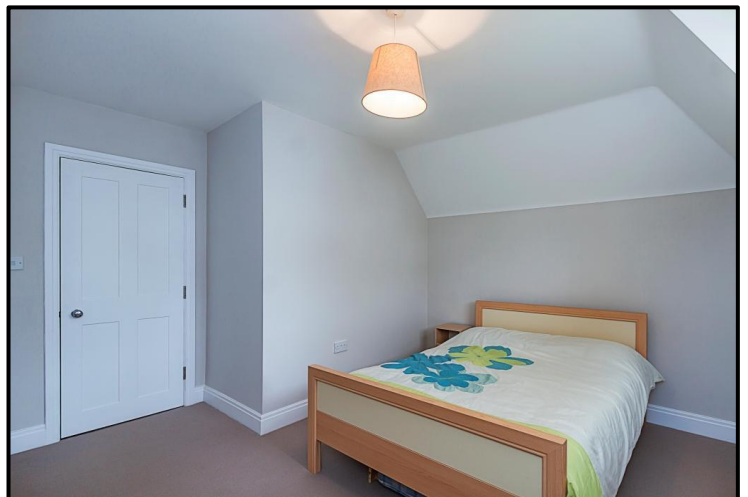
<b><u>Hallway:</u></b>	Hardwood front door, solid wood flooring throughout, stairs leading to first floor and lower ground.
<b><u>Reception:</u></b>	3.3m (10.8') x 5.9m (19.3') Double glazed bay window to front, solid wood flooring throughout, multiple plug points throughout, phone port, fitted window shutters, pendant light.
<b><u>Kitchen/Diner:</u></b>	6.5m (21.3') x 5.1m (16.7') Double glazed French doors to rear, tiled flooring throughout, floor and wall base units, granite worktop, stainless steel sink with mixer tap, oven and extractor, smoke alarm, spotlights, stairs down to lower ground floor.
<b><u>Boiler/Utility Room:</u></b>	Boiler, pendant light.
<b><u>W/C:</u></b>	Low level W/C, wash basin.
<b><u>Games Room:</u></b>	4.4m (14.4') x 4.9m (16.0') Solid wood flooring throughout, storage cupboard, spotlights, multiple plug points throughout.
<b><u>Bedroom 1:</u></b>	3.8m (12.4') x 3.2m (10.4') Double glazed window to front, shutters, fully carpeted throughout, multiple plug points, pendant light.
<b><u>Bedroom 2:</u></b>	3.5m (11.4') x 3.2m (10.4') Double glazed window to rear, shutters, fully carpeted throughout, multiple plug points, pendant light.
<b><u>Bedroom 3:</u></b>	3.5m (11.4') x 3.2m (10.4') Double glazed window to rear, shutters, fully carpeted throughout, multiple plug points, pendant light.
<b><u>Shower Room:</u></b>	Double cubicle, tiled flooring throughout, splashback, W/C/ wash basin with mixer tap.
<b><u>Bathroom:</u></b>	3.3m (10.8') x 1.7m (5.5') Panel enclosed bath, tiled flooring throughout, splashback, W/C, wash basin, extractor.
<b><u>Garden:</u></b>	Decking, shrubs, fenced surround.

*Estate Agents   Commercial Agents   Lettings   Chartered Surveyors   Valuers   Insurance*

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### **Harpers & Co** **Special Remarks**

Harpers & Co are delighted to offer this exquisite executive home in the middle of Bexley village. This three double bedroom home with two bathrooms and high quality fixtures and fittings is a rare opportunity for any buyer and would make an ideal purchase for those wanting a high quality specification, sought after location, and a house to call a home. We advise early viewings through Sole Agents Harpers & Co on 01322 524 425.

### **Nearest stations:**

 Bexley (0.4 miles)

 Albany Park (1.1 miles)

 Bexleyheath (1.3 miles)

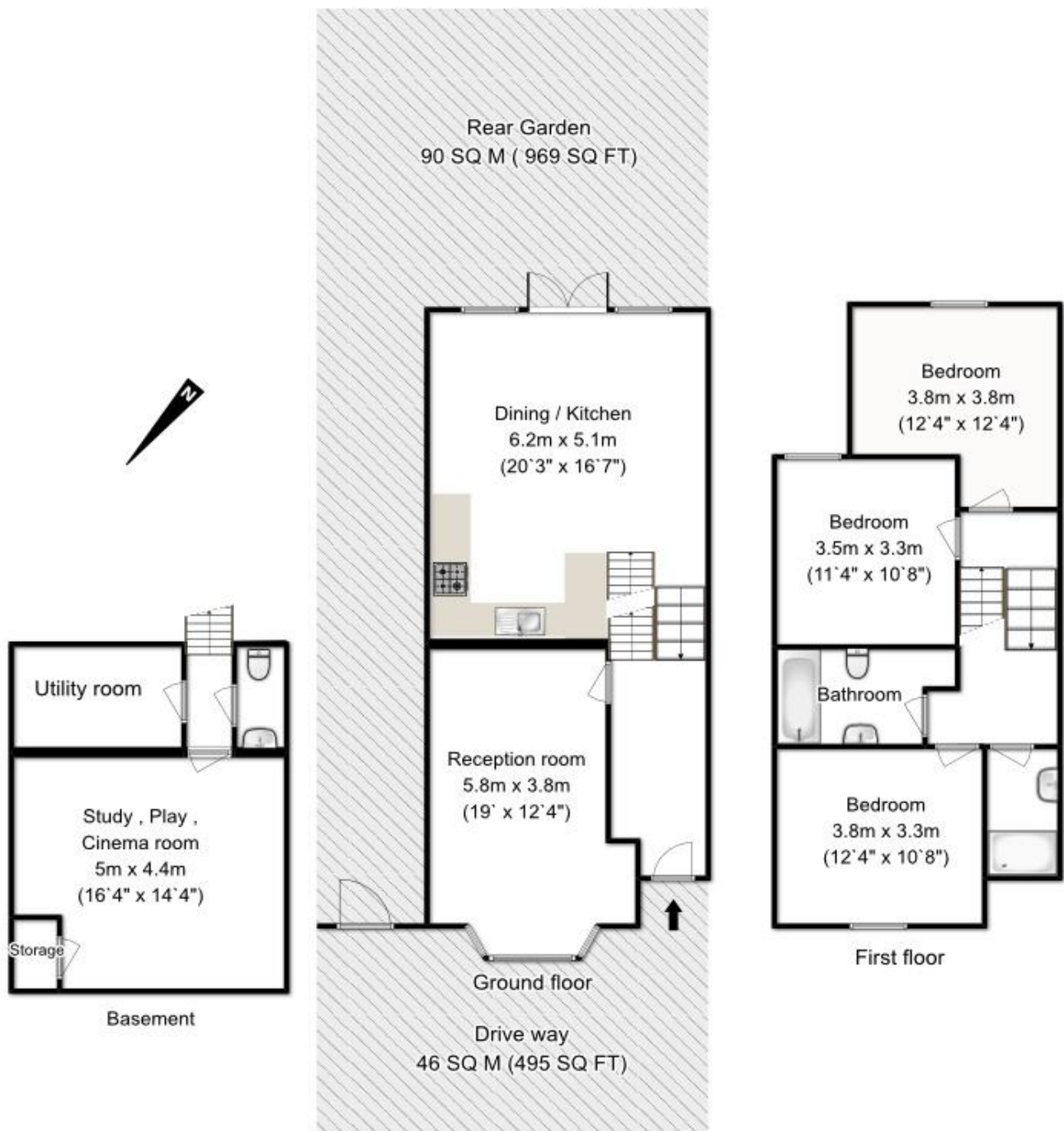
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APPROX. GROSS INTERNAL FLOOR AREA 1,636 SQ FT | 152 SQ M  
 Floorplans are for identification and guideline purposes only, not to scale.  
 Compliant with RICS code of measuring practice.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.  
 References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.