



Knoll Road

Sidcup, DA14 4QT

A beautifully presented 5 bedroom detached house offering plenty of character and charm throughout. This spacious house is well set back from the road offering plenty of off street parking and is located in a prime location for some of the borough's sought after schools such as Merton Court. CHAIN FREE

Main Features

- Charm and character throughout
- Extremely well presented by the current owner
- Main living room overlooking rear garden
- Front lounge with feature fireplace
- Spacious kitchen with a range of appliances
- Five bedrooms - two with ensembles

FULL DESCRIPTION

We are delighted to have been instructed to market this 5 bedroom detached house which offers character and charm throughout. It has been extremely well presented by the current owners and we feel it would make a fantastic family home.

The house briefly comprises: Entrance hall, a front lounge with a character bay window and feature fireplace, a spacious kitchen featuring a range of appliances along with access through to the utility room and downstairs w.c. The kitchen flows onwards into a rear dining room overlooking the garden as well as providing access to the main living room which is 25'2 long

and featuring an open fireplace as well as views of the large rear garden. To the first floor are five bedrooms with two offering en-suite facilities as well as a main family bathroom.

Externally there is a rear garden, garage and plenty of off street parking to the front with the house being nicely set back from the road.

Knoll Road is highly desirable with local transport links and Sidcup High Street all within easy reach. It is also desirable due to its fantastic location of schools - Merton court is just a short stroll away and other schools including Chislehurst and Sidcup Grammar School are also within easy reach. Internal viewing comes highly recommended on this beautiful detached house which is offered to the market "chain free" .

Entrance hall

Downstairs cloakroom

4' 3" x 2' 7" (1.3m x 0.79m)

Front lounge

17' 0" x 11' 9" (5.18m x 3.58m)

Main living room

25' 2" x 12' 0" (7.67m x 3.66m)

Dining room

13' 7" x 9' 6" (4.14m x 2.9m)

Kitchen

14' 8" x 14' 4" (4.47m x 4.37m)

Utility room

8' 9" x 6' 4" (2.67m x 1.93m)

First floor landing

Bedroom one

15' 4" x 12' 0" (4.67m x 3.66m)

Ensuite

8' 0" x 7' 2" (2.44m x 2.18m)

Bedroom two

13' 4" x 12' 0" (4.06m x 3.66m)

Bedroom three

11' 8" x 10' 9" (3.56m x 3.28m)



Bedroom four

13' 2" x 9' 6" (4.01m x 2.9m)

Ensuite

6' 3" x 2' 9" (1.91m x 0.84m)

Bedroom five

10' 6" x 9' 6" (3.2m x 2.9m)

Bathroom

9' 3" x 6' 4" (2.82m x 1.93m)

Outside

Front garden laid to lawn with off street parking.

Rear garden laid to lawn

Garage to side (currently used for storage)

Additional Information

Council Tax Band G £2,540 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 63

Potential EPC Rating 83

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.
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