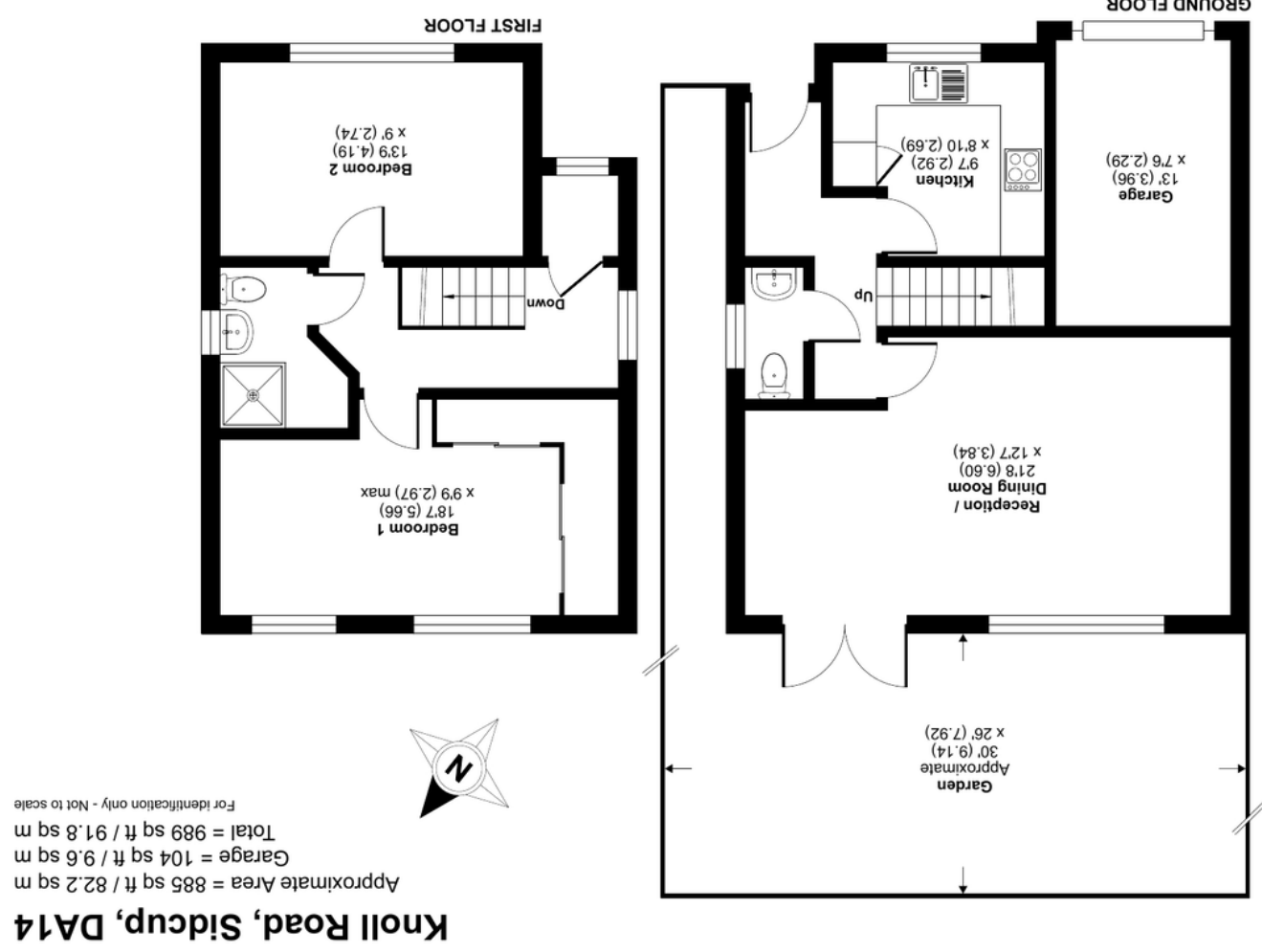


Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nrdhcom 2024.
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 RICS Certified Property Measurer



Knoll Road

Sidcup, DA14 4QT

This 2 BEDROOM DETACHED HOUSE has been recently refurbished and sits in one of SIDCUP'S MOST DESIRABLE ROADS. Further POTENTIAL TO EXTEND (STPP) and convenient access to Sidcup station, local shops and Merton Court school.

Main Features

- Recently refurbished
- Potential to extend (STPP)
- Garage and off street parking
- Highly desirable road
- Downstairs wc & upstairs bathroom

FULL DESCRIPTION

We are delighted to offer for sale this stunning, recently refurbished, two bedroom detached house that sits in one of Sidcup's most desirable roads. The house is set nicely back from the road and briefly comprises: Entrance porch, entrance hall, large 21'7 living room, downstairs w.c. and kitchen which could be expanded if the garage was converted. To the first floor are two spacious bedrooms and a family bathroom. There is further potential for a loft conversion and

extension (STPP)

Externally the house is nicely set back from the road so offers good off street parking to the front, garage and rear garden.

Knoll Road is a popular road as it is positioned close to Merton Court School and also gives easy access to local shops and Sidcup station. We feel this would be a great buy for someone looking to extend and make it a family home or for someone downsizing but wanting to remain detached.

Entrance hall

Lounge/diner

21' 8" x 12' 7" (6.6m x 3.84m)

Kitchen

9' 7" x 8' 10" (2.92m x 2.69m)

Downstairs wc

First floor landing

Bedroom one

18' 7" x 9' 9" (5.66m x 2.97m)

Bedroom two

13' 9" x 9' 0" (4.19m x 2.74m)

Upstairs shower room



Outside

Rear garden approximately 30' x 26' (9.14m x 7.92m)

Off street parking to the front and garage to side 13' x 7'6 (3.96m x 2.29m)

Additional Information

Council Tax Band E £2,491 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 62

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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