



## 14 Knoll Road, Bexley, DA5 1AZ

Offers In Excess Of £1,000,000

- Six Bedroom Detached House
- Stunning Rear Garden
- Village Close By
- Basement
- Bexley Conservation Area
- Outbuildings
- Three Reception Rooms
- Master Suite & Dressing Room

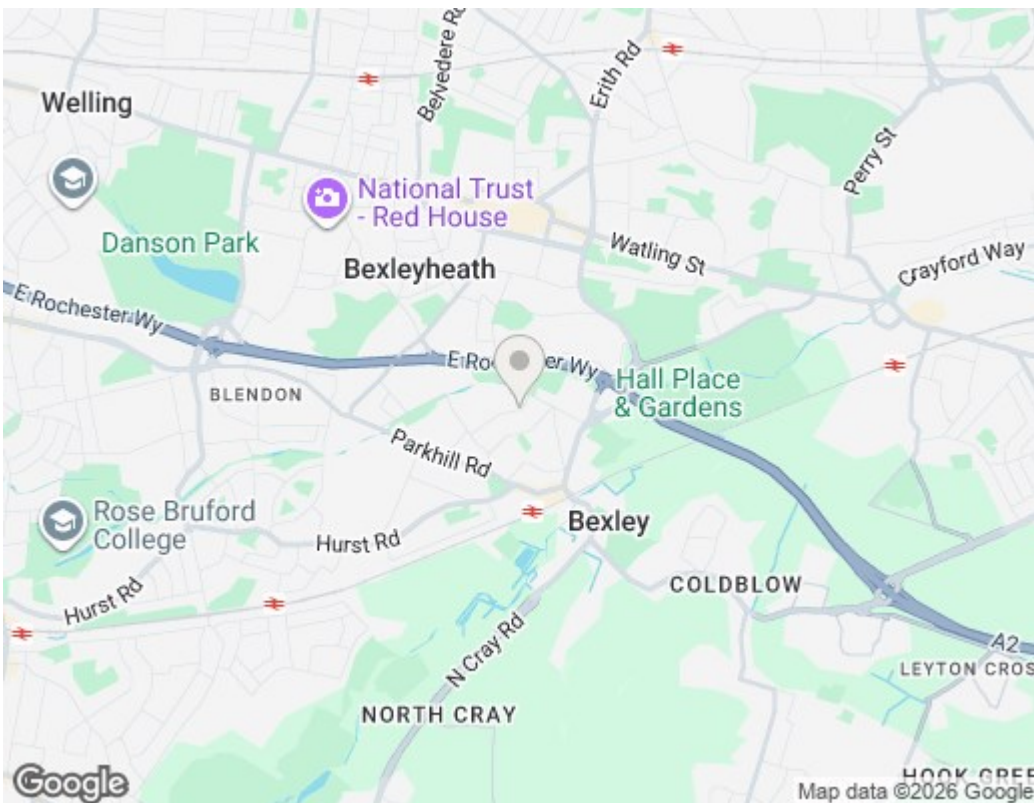
# 14 Knoll Road, Bexley DA5 1AZ

Situated along the distinguished Knoll Road and with accommodation arranged over three floors is this six bedroom detached property. Originally constructed circa 1895 this home almost has too many plus points to note so we will try to highlight what we think are it's best features. The ground floor begins with a prestigious entrance hall, a bay fronted 17'2 dining room, two further reception rooms, a utility room and the kitchen. There is also access to the cellar from the hallway. The first floor has four double bedrooms, one of which has a terrace overlooking the rear garden and the main bathroom can also be found on this level. The original loft space is now the master bedroom suite with shower room, dressing room and still plenty of storage. Just when you think that you couldn't love this house any more you are confronted with what's on offer at the rear, a truly stunning, mature 150ft garden with lots to keep your green fingers busy. Once you reach the end of the grounds there is a 26 x 18 versatile outbuilding that has so many options for its usage. Close by are the highly sought after grammar schools, Bexley train station as well as the village with its bars, restaurants and boutique shops all on your doorstep. What a beautiful family home that needs to be restored to its former glory. Contact us to arrange an internal inspection.



Council Tax Band: G





## Viewings

Viewings by arrangement only.  
 Call 0208 859 1100 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	71
EU Directive 2002/91/EC			