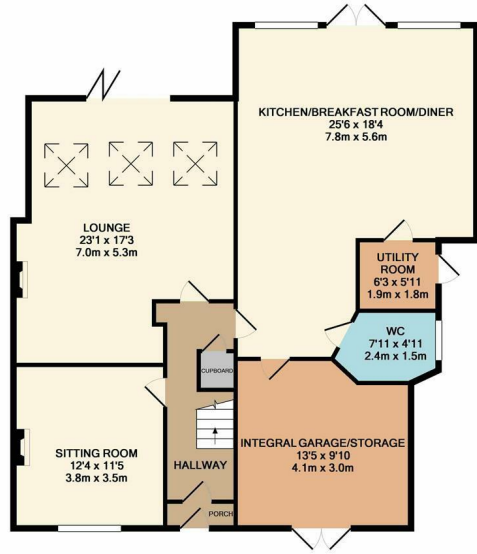
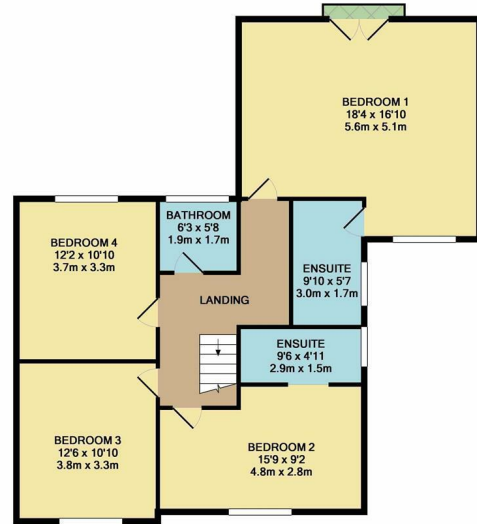


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 1163 SQ.FT.  
(108.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 921 SQ.FT.  
(85.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2084 SQ.FT. (193.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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KNOWLE AVENUE  
BEXLEYHEATH DA7 5LX  
Guide Price £650,000



rightmove.co.uk  
The UK's number one property website

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

**Anthony Martin**  
Estate Agents

020 8303 3338  
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www.anthonymartin.co.uk

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.

**Anthony Martin**  
Estate Agents





**\*\* PRICE RANGE £650,000 - £700,000 \*\***

Be prepared to be amazed as this property is simply oozing with space!

Very rarely do you find a home that literally ticks every box you will be looking for..... well look no further as from the front this might look like a normal extended home but in fact what you have here is one of the most spacious properties I think I have been in!

The property has been heavily extended to its maximum by the current owners who have also tastefully renovated this home throughout, the great thing is being positioned in the corner of a quiet residential road the outdoor space for this property is unbelievable and is like owning your very own park!

The accommodation for this monster property is Entrance porch which then leads to a light and airy entrance hall, there is a sitting room / study to the front, perfect for the children to do there homework or for someone working from home, to the rear is a 23ft extended lounge which comes complete with velux windows and bi folding doors filling this room with lots of natural light.

Still to the ground floor but on the other side of this home there is a 25ft open plan kitchen / dining room which comes complete with modern units, worktops and island making this a great place to entertain, off the kitchen is a utility room and WC.

To the first floor there are FOUR DOUBLE BEDROOMS two which have en suites and also bathroom. The master bedroom is like your very own suite which is fit for any king or queen, coming complete with en suite bathroom and Juliet balcony giving great views over the huge amount of outdoor space!

Externally, what can I say other than WOW! The garden is enormous but also has a cozy patio area perfect for those summer days with the BBQ on and a glass of wine and with just the sound of the birds singing is a great place to escape for the busy world!

This MUST be at the top of your viewing list as properties like this don't come along often!

CALL ANTHONY MARTIN TODAY!

**4 BEDROOMS • 2 RECEPTION ROOMS • 3 BATHROOMS**

# 14 KNOWLE AVENUE

BEXLEYHEATH DA7 5LX

- Stunning property
- Very spacious
- Huge garden
- Heavily extended to side & rear
- Four double bedrooms
- Two en suites, bathroom & ground floor WC
- 23ft lounge with bi fold doors
- 25ft Kitchen / Diner
- Floor Area
- EPC - TBC

