



The Lodge & Hazeldene

London | | NW9 8DL

By Auction £1,999,999

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DEVELOPMENT OPPORTUNITY - Wow what a unique opportunity to purchase 2 detached bungalows in Wembley, London. Located adjacent to each other within a very large combine plot of circa 0.83 acres, surrounded by mature trees. Shared access road. Renovate and modernise or remove and create a plot large enough for 7-9 detached properties. There is no planning permission for any change, however the family have approached an architect and the local planning authority. The first bungalow is Hazledene, a 3 bedroom detached bungalow with garage and gardens to all sides. The second larger bungalow is The Lodge, a 5 bedroom detached bungalow with integral double garage, large gardens to all sides. There is a further property 18 St Andrew's Road, that is available under separate negotiation to the buyer of the two detached bungalows, this 3rd property is a freehold ground floor maisonette, the owners of the properties being sold also own the freehold for the 1st floor maisonette. So that would be included with the sale of 18 St Andrews. It has been suggested that buying and using the garden of 18 St Andrews may improve the access to The Lodge and Hazledene should the buyer wish too.

- Three Bedroom and Five Bedroom Detached Bungalows
- For Sale by Auction
- Freehold
- Two Adjacent bungalows on very large plot
- Huge development potential subject to planning



Approach

The two bungalows are accessed from a shared one way unadopted lane,, used by other properties for access to their back gardens, the lane ends at the two bungalows.

The Lodge

Situated in a very large plot of circa 0.67 acres, the property is surrounded by lawns and large parking area. L shaped bungalow with the living areas and double garage to one side and the 5 bedrooms, bathroom and additional toilet to the other. Entered from the large parking area.

Hallway

Front door into hallway with doors to the kitchen/Diner/Living, lounge, toilet, and 3 separate cupboards, one with the boiler, one the electric and access to the attic and storage. The hallway runs around to the right with doors tot he 5 bedrooms and bathroom. Solid wood flooring.

Kitchen/Diner

21'6" x 15'11" (6.56 x 4.86)

Large space divided into two areas by the large breakfast bar, with the kitchen to the far end and the dining/living area to the first half. Wide range of wall and base units, space for fridge, freezer, washing machine and for double aga style oven. 1.25 sink and drainer. Windows to front and back. Door to utility.

Utility

2 Steps down to the utility room with door to outside and into the garage. Storage shelving, laminate flooring.

Lounge

24'4" x 20'3" max l shaped (7.44 x 6.19 max l shaped)

Tongue and groove panelled wall and ceiling, French doors to the garden with windows either side, further windows either side of the fireplace. Carpeted flooring.

Bedroom 1

8'9" x 18'8" including dressing area (2.68 x 5.69 including dressing area)

Window to the rear elevation. Archway to dressing room with built in wardrobes/cupboards and dressing table. Carpeted flooring.

Bedroom 2

9'7" x 9'7" (2.93 x 2.94)

Window to the rear elevation, wall of built in furniture.

Bedroom 3

12'5" x 9'4" (3.79 x 2.86)

Window to the rear, carpeted flooring.

Bedroom 4

13'2" x 12'3" (4.03 x 3.75)

Window to the front elevation. Laminate flooring

Bedroom 5

9'10" x 9'7" (3.0 x 2.93)

Window to the front elevation, wall of built in wardrobes/cupboards.

Bathroom

Window to the front elevation. Double ended claw foot bath with taps to the centre. Shower cubicle with mains shower, toilet and wash hand basin. Tiled floors and walls.

Toilet

Toilet with wash hand basin, window to the front elevation.

Garage

19'5" x 19'1" (5.93 x 5.83)

Double garage with pedestrian access from the utility and two single vehicle doors from the driveway

Gardens

Gardens, predominantly lawn, scrap around the bungalow. Patio to rear accessed from the lounge. Large mature trees surrounded the bungalow creating a high level of privacy. Large shed.

Additional Information

EPC for this property is 61D with potential 79C...Council Tax Band G...Current One Storey Bungalow 1,959 square feet/182 square metres...Title number: MX474075 Plot size 0.67

Onto second bungalow

Hazledene

Detached bungalow- located in its own gardens with single garage. Located on a plot of circa 0.16 adjacent to The Lodge

Hallway

Traditional timber front door into the hallway, doors to the 3 bedrooms, bathroom, kitchen and lounge. 2 long thin windows. Laminate flooring.

Kitchen

12'3" x 8'11" (3.74 x 2.73)

Range of white wall and base units, space for washer and cooker. Valliant wall mounted boiler. Cushion flooring, external door to the side. Upvc windows to the rear and side. Half tiled walls, extractor.

Lounge/Currently bedroom

12'7" x 12'3" (3.84 x 3.74)

Window to the rear elevation, laminate flooring, coving.





Bedroom 1

10'6" x 12'7" (3.21 x 3.86)

French doors to the garden, laminate flooring.

Bedroom 3

12'3" x 9'5" (3.74 x 2.88)

Window to the side elevation, laminate flooring

Bedroom 2

12'5" x 11'6" (3.81 x 3.52)

Window to the side, laminate flooring, coving.

Upstairs room/space

A narrow staircase leads to an upstairs room 3.04 x 2.84 and storage space in the eaves (no planning permission or building regulations)

Bathroom

8'0" x 5'6" (2.46 x 1.69)

Corner bath with shower over, wash hand basin. Window to the rear, fully tiled walls and floor.

Toilet

2'9" x 3'3" (0.84 x 1.0)

Separate toilet with small sink, window to the rear.

Garage/Store

15'3" x 6'11" (4.66 x 2.11)

Double doors plus pedestrian door to the side, window to the side.

Gardens

|Gardens to all sides, mainly lawn with patio, wooden gate from the shared lane, driveway,

Additional Information

EPC 40E with potential of 74C...Council Tax Band F...The upstairs space showing on the floorplan has no planning permission and doesn't meet building regs standards...Bungalow (NOT including upstairs space and garage) circa 842.62 square feet/78.28 square meters... plot size 0.16 Acres according to the Title number MX179392

IMPORTANT FACTS

*Key facts interactive report link available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

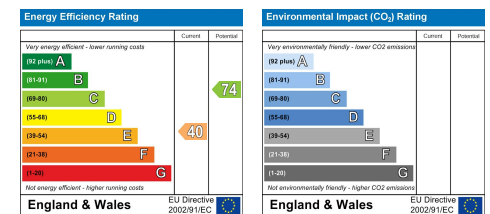


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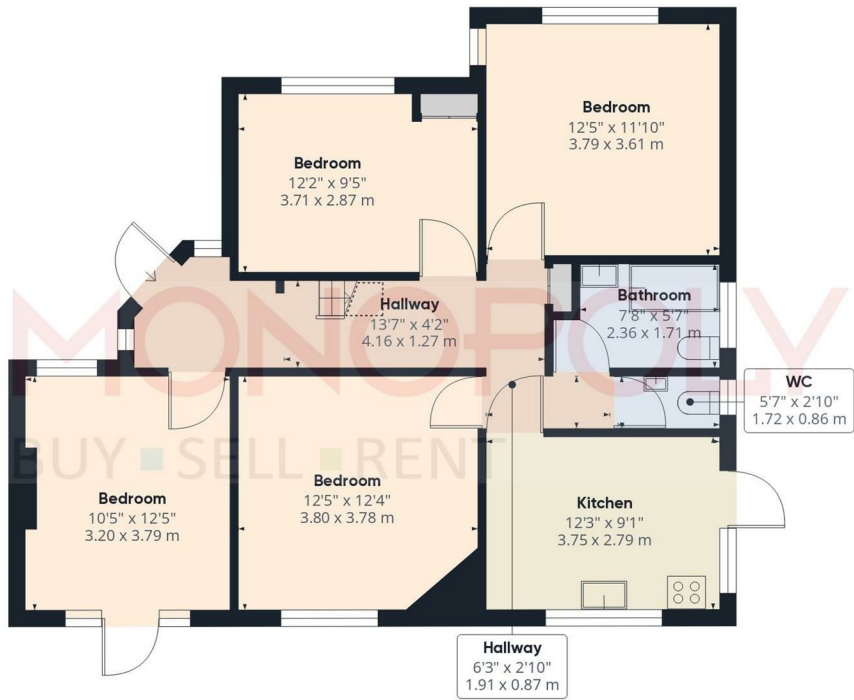
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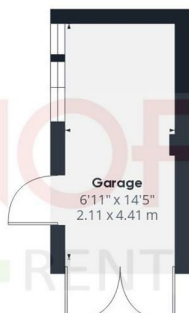




Ground Floor Building 2



Floor 1 Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾

1069.69 ft²

99.38 m²

Reduced headroom

25.26 ft²

2.35 m²

(1) Excluding balconies and terraces

(2) Reduced headroom

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plan is for illustrative purposes only.

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