



## Cotleigh Avenue, Bexley, DA5 3HU

- NO CHAIN
- DOUBLE GLAZING
- DRIVEWAY & DETACHED GARAGE
- CUL-DE-SAC
- APPROX 237 SQFT GARAGE INTERNAL AREA
- SUBSTANTIAL PLOT – APPROX 121FT AT WIDEST POINT
- GAS CENTRAL HEATING
- CLOSE TO ALBANY PARK SHOPS & STATION
- APPROX 1,126 SQFT BUNGALOW INTERNAL AREA

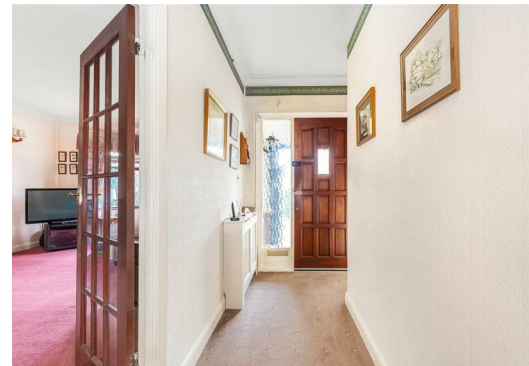
**£650,000**



# Cotleigh Avenue, Bexley, DA5 3HU - £650,000

## DESCRIPTION

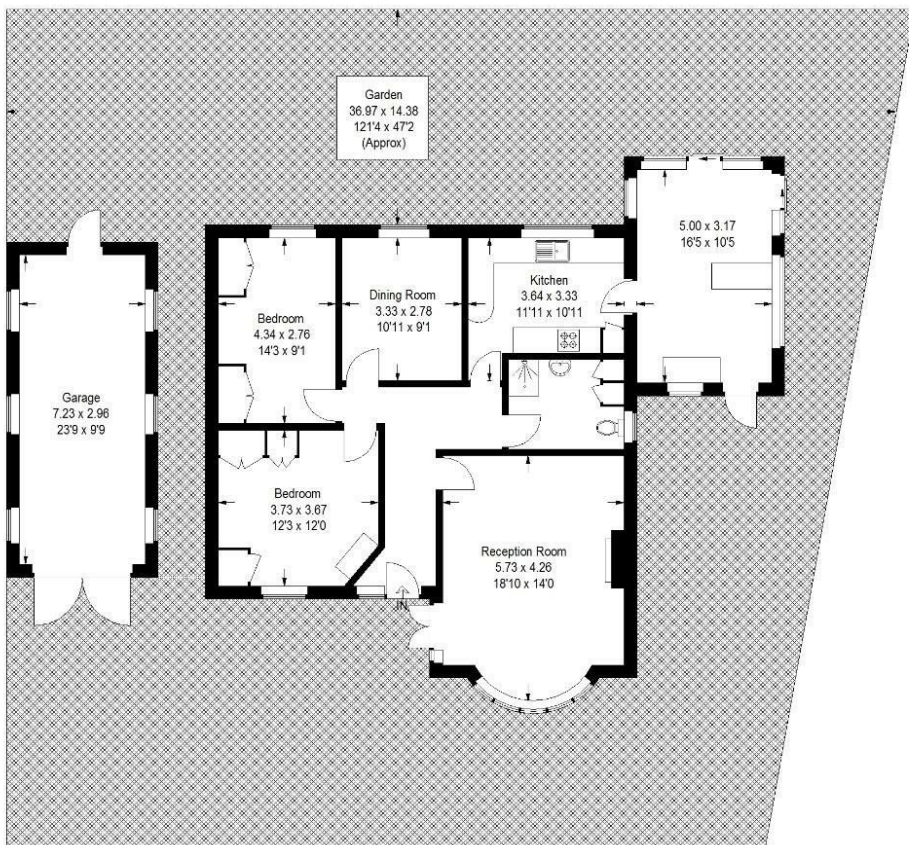
This substantial detached bungalow located in a cul-de-sac in Bexley is available for sale with NO CHAIN. The property benefits from an unusually wide plot with a fantastic rear garden and, subject to the necessary planning consents being obtained, we feel could be suitable for development. In its current form the approximate gross internal area measures 1,126 sq ft & the property comprises; a bay fronted reception room & a bedroom, overlooking the front garden & a dining room, bedroom, kitchen & lean to overlooking the rear garden as well as a bathroom to the side of the building. There is also large, detached garage & driveway to the side of the main building. We feel the property offers great scope for improvement to the next owner & an enviable southeast facing rear garden.





## Cotleigh Avenue, DA5

Approximate Gross Internal Area  
 104.6 sq m / 1126 sq ft  
 Garage = 22.0 sq m / 237 sq ft  
 Total = 126.6 sq m / 1363 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D1062451)

### Viewings

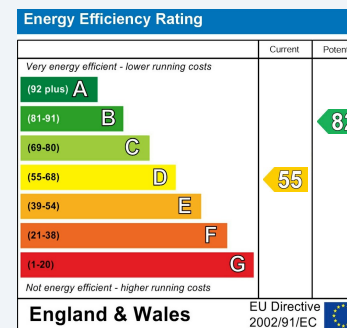
Please contact [lee@hunters.com](mailto:lee@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



37 Burnt Ash Hill, Lee, SE12 0AE  
 Tel: 020 8851 5101 Email: [lee@hunters.com](mailto:lee@hunters.com) <https://www.hunters.com>

