



Here's a quick overview of what Hazell Holland is offering: Hextable, known for its community spirit and scenic surroundings Three/four-bedroom detached bungalow Features: Spacious layout ideal for family living or reconfiguration Generous yard Twelve garages – potential for rental income or storage Main workshop and additional workshop with office area – suitable for personal projects or business use Development Potential: Perfect for those looking to create their dream home or explore new build development, subject to planning permission.

Guide price £1,000,000 to £1,300,000



**Bower Road**

**Hextable**

**Kent**

**BR8 7SE**

### **Enclosed Porch**

6'3 x 5' (1.91m x 1.52m)

Double glazed opaque Entrance door. Two double glazed windows to side. Laminate wood floor. Radiator.

### **Entrance**

### **Lounge**

19'4 x 19'4 x 15'8 (5.89m x 5.89m x 4.78m)

### **Inner Hall**

### **Bedroom One**

13'5 x 12'7 (4.09m x 3.84m)

### **Bedroom Two**

14' x 7'9 x 4'3 (4.27m x 2.36m x 1.30m)

### **Dining Room / Bedroom**

13'5 x 11'9 (4.09m x 3.58m )

### **Shower Room**

10'3 x 6' (3.12m x 1.83m)

### **Kitchen**

13'2 x 9'8 (4.01m x 2.95m )

### **Lobby Area**

### **Loft Rooms**

### **Study**

15'4 x 11'6 x 4'3 (4.67m x 3.51m x 1.30m )

### **Bedroom**

14 ' x 13' (4.27m ' x 3.96m )

### **Garden**

30' x 14' (9.14m x 4.27m)

### **Own Drive**

### **Outside Building and Yard**

**One double. Two Single**

### **Seven Single Garages**

### **Workshop**

17'8 x 9'5 (5.38m x 2.87m )

Door too

### **Office**

17'7 x 8'9 (5.36m x 2.67m)

### **Main Workshop**

40' x 24'9 (12.19m x 7.54m)

### **Ample Parking**





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GUIDE PRICE £900,000 to £1,200,000.

What should prove an ideal purchase located in the desirable location of Hextable.

Hazell Holland are proud to offer this rare and exciting opportunity combining residential accommodation with extensive commercial facilities.

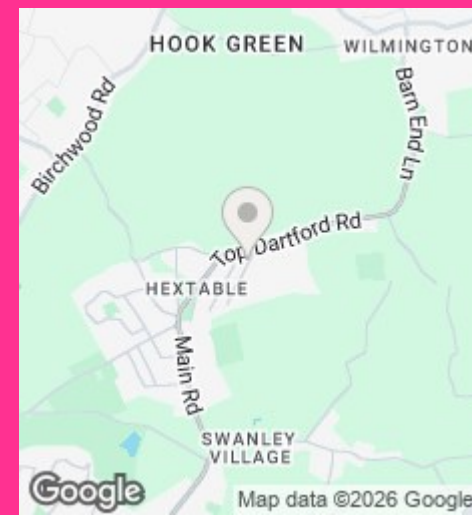
The overall plot comprises a a spacious four bedroom detached Bungalow, fully operational MOT station, multiple workshops, and 12 garages, making it ideal for mechanics, tradespeople, investors, or those seeking a mixed-use venture. With ample parking and flexible space, the property also presents an excellent opportunity to develop new builds, subject to planning permission, maximising the value of the plot. Your earliest viewing comes highly recommended and strictly by appointment via Hazell Holland



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Energy performance certificate (EPC)			
Autumn Engineering 8 Dover Road Hextable, SMARLEY BR9 7SE	<b>E</b>	Valid until: 6 April 2036 Certificate number: 2279-8515-1568-3848-3914	
Property type	Storage or Distribution		
Total floor area	378 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A+ to E.			
<b>Energy rating and score</b>			
This property's energy rating is E.		Properties get a rating from A+ (best) to G (worst) and a score.	
		The better the rating and score, the lower your property's carbon emissions are likely to be.	
<p>Net zero CO2</p> <p>Under 0 <b>A+</b></p> <p>0-25 <b>A</b></p> <p>26-50 <b>B</b></p> <p>51-75 <b>C</b></p> <p>76-100 <b>D</b></p> <p>101-125 <b>E</b> 115 E</p> <p>126-150 <b>F</b></p> <p>Over 150 <b>G</b></p>			

How this property compares to others



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