



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





Hazell Holland

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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.

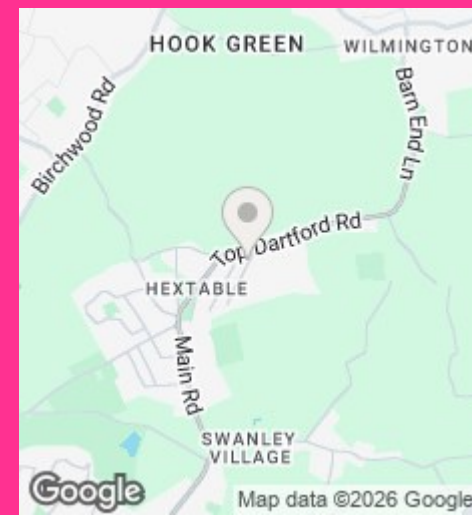
Your earliest viewing comes highly recommended and strictly by appointment via Hazell Holland



Hazell Holland

Energy performance certificate (EPC)		
Autumn Engineering 8 Dover Road Hextable, SMARLEY BR9 7SE	Energy rating E	Valid until: 6 April 2036 Certificate number: 2279-8515-1568-3848-3914
Property type	Storage or Distribution	
Total floor area	378 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
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>		

How this property compares to others



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