



Hazell Holland

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 £900,000 to £1,200,000



Hazell Holland
SALES & LETTINGS

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

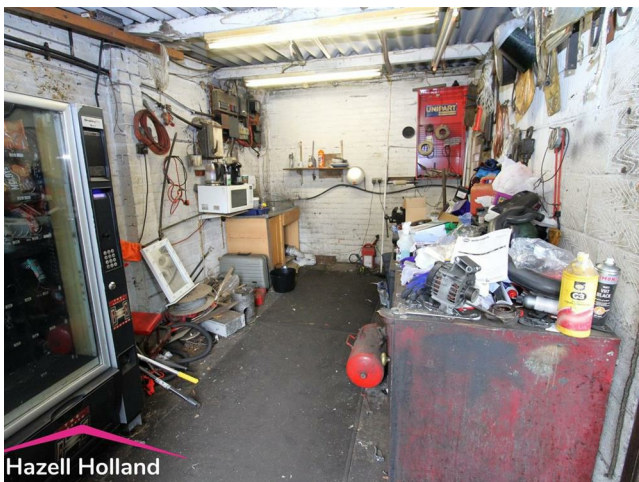
40' x 24'9 (12.19m x 7.54m)

Ample Parking

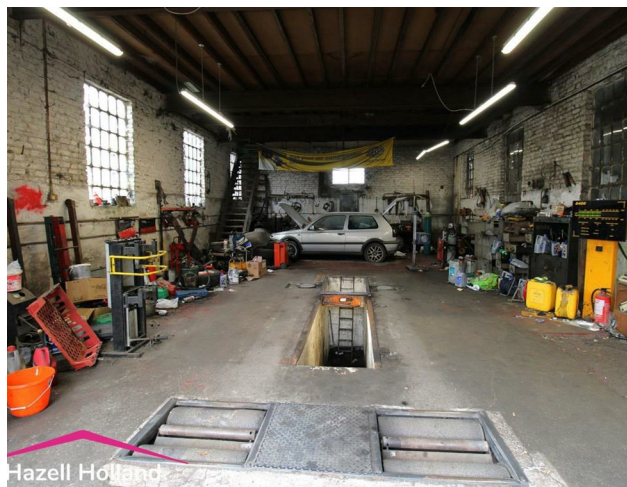




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GUIDE PRICE £900,000 to £1,200,000.

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

Energy performance certificate (EPC)

Autumn Engineering
6 Bower Road
Hextable
SWANLEY
BR8 7SE

Energy rating
E

Valid until: 6 April 2036

Certificate number: 2279-8515-1368-3848-3914

Property type

Storage or Distribution

Total floor area

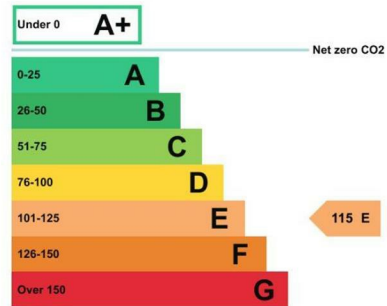
378 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

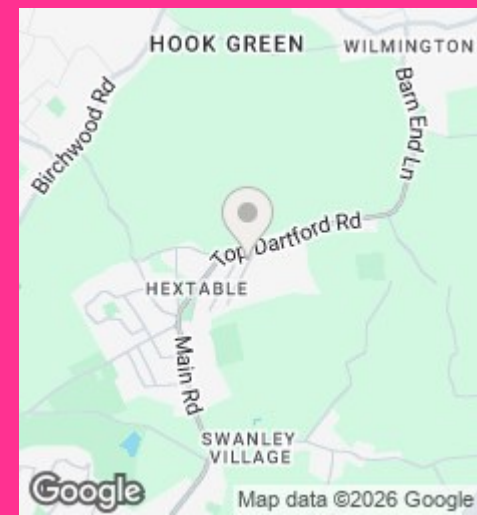
This property's energy rating is E.



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.

How this property compares to others



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All descriptions, dimensions, references to condition, and other details are provided in good faith and are believed to be correct at the time of publication. However, they do not constitute part of any offer or contract. Prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. No person in the employment of Hazell Holland has any authority to make or give any representation or warranty in relation to this property.

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		
	43	69
EU Directive 2002/91/EC		
England & Wales		

