

# HUMMERSTONE & HAWKINS

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## RESIDENTIAL DEVELOPOMENT OPPORTUNITY



An extended 3-bedroom semi detached bungalow.

Being sold with planning permission 24/02207/FUL

For erection of an additional 2 semi-detached bungalow's

Property located in a quiet and desirable residential area.

Well located near to local amenities / Good transport links.

Each proposed bungalow to be C. 63.8sq m / 687sq ft.

**95 Edendale Road**

**Bexleyheath**

**DA7 6RL**

Tenure: **FREEHOLD**

Asking Price: **£825,000**

**Hummerstone & Hawkins**  
Tel: 0208 303 1061

**LOCATION:**

Situated in a quiet and desirable residential area of Bexleyheath, Edendale Road offers a good mix of properties plus a blend of suburban peace and excellent connectivity. This well-regarded road is popular with families, professionals, and retirees alike and benefits from a strong community feel, and good access to local amenities.

The area enjoys good transport links with Edendale Road being conveniently located around one mile from Barnehurst Station where there are direct services into London Bridge, Cannon Street and Charing Cross. Several local bus routes are easily accessible, connecting you to Bexleyheath town centre, Bluewater Shopping Centre, and surrounding areas.

Around 2.5 miles away is Bexleyheath town centre, which offers a wide range of shops, cafés, restaurants, and entertainment options, including a cinema and gym facilities. For everyday convenience, local supermarkets and independent stores are all nearby within Northumberland Heath.

**DESCRIPTION:**

An opportunity for homeowners, developers, and investors alike to acquire a beautifully extended 3-bedroom semi-detached bungalow which is ideally situated on the popular Edendale Road in Bexleyheath. Boasting generous internal living space and a fairly sizeable plot, the property is offered with the benefit of planning permission approved by Bexley Council for the development of two additional 2-bedroom semi detached bungalows, each with dedicated off-street parking.

The existing bungalow offers a comfortable, well-planned layout with a lounge, fitted kitchen, three good sized bedrooms, a modern bathroom plus a conservatory which has internal insulation and tiled roof making it an all year round useable room. overlooking the rear garden. The extension adds valuable living space, ideal for growing families or those seeking single-level living with room to entertain.

To the rear, the expansive garden serves as the site for the approved development.

**APPROXIMATE MEASUREMENTS:**

Lounge: 23.154sq m / 250sq ft.  
Kitchen: 13.327sq m / 143sq ft.  
Bedroom 1: 13.373sq m / 144sq ft.  
Bedroom 2: 9.365sq m / 101sq ft.  
Bedroom 3: 6.957sq m / 75sq ft.  
Bathroom: 6.206sq m / 67sq ft.  
Conservatory: 28.342sq m / 305sq ft.

Plot 1- 2 Bedroom 63.8sq m / 687sq ft.

Plot 2- 2 Bedroom 63.6sq m / 685sq ft.

**ASKING PRICE:**

Offers are invited from an asking price of £825,000.

**TENURE:**

We understand that the property is freehold.

**EPC:**

The premises has an EPC rating of D (Ending 2035)

**COUNCIL TAX BAND:**

The property has a council tax band of E.

**PLANNING:**

The property is being sold with the benefit of planning 24/02207/FUL approved by Bexley Council.

Erection of 2 semi detached bungalows with refuse storage to the rear and parking to the front.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs.

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)**

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

