

# LATE ENTRY: AUCTION SALE

## Tuesday 14th April 2026

  
barnard marcus

Lot 52A

7 Russell Close, Crayford, Dartford, DA1 4PU



All enquiries Ref: Callum Glenn

- Freehold semi-detached bungalow with planning permission
- Planning permission granted for a single storey rear extension
- Full vacant possession

#### Location:

Russell Close is located off Mayplace Avenue, between the town centres of Bexley and Dartford. Transport options include local bus routes, road links via the A2, M25 and A206 and rail links at Slade Green, Crayford and Dartford. Recreational pursuits can be found along the River Thames, Dartford Marshes at local parks and playing fields.

#### Accommodation (Approx 42m<sup>2</sup> / 455 sq ft in total):

Entrance hall, reception room, one bedroom, shower room/WC  
Outside: Rear and side gardens, outbuilding, communal front garden square

#### Planning:

Permission has been granted on 24th February 2026 for the erection of a Single Storey Rear Extension Copies of the proposed plans are available for inspection. Ref: 26/00017/LDCP Once the extension has been built, it will become a Three Bedroom Bungalow after re-configuration.

#### Tenure:

Freehold (some estate service charges may apply – please refer to legal pack)

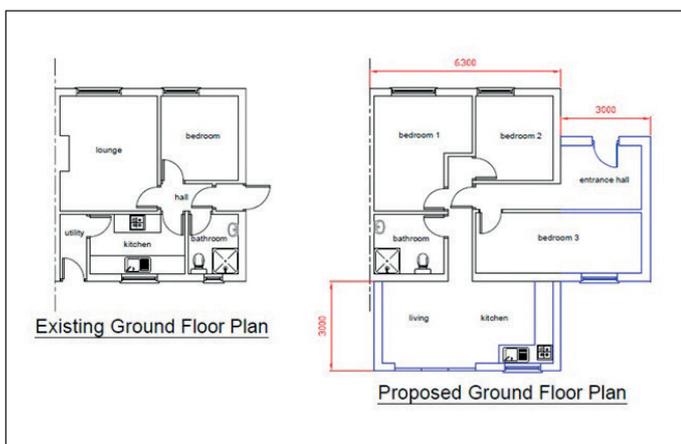


EPC rating: D

Council Tax Band: B

#### To view:

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue



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