



127 Baston Road

Hayes, BR2 7BS

**£550,000 Freehold EPC: Band C**

 **Maguire Baylis**

Maguire Baylis  
maguirebaylis.com  
020 8461 1111  
FOR SALE



Maguire Baylis are delighted to offer this chain free beautifully presented extended two-bedroom Victorian Home in Hayes BR2.

This charming and thoughtfully extended two-bedroom Victorian home is offered chain free and presented in good decorative order throughout and blends period character with modern living.

The property features a fantastic front reception room with a stunning bay window, extended dining room/kitchen are with a vaulted ceiling ideal for both everyday living and entertaining, two fantastic sized double bedrooms and a large family bathroom, further benefits include original Victorian features adding warmth and character.

To the rear, you'll find a generous garden, mainly laid to lawn—perfect for relaxing or hosting. to the front a paved driveway offering off-street parking for two cars and a welcoming porch entrance.

Ideally located within walking distance of Hayes Station and the local high street, the home offers excellent transport links into Central London. It also falls within the catchment area for highly regarded primary and secondary schools, making it a strong choice for families.

The surrounding area of Hayes is a desirable suburban setting, conveniently positioned between Bromley, West Wickham, and Coney Hall. Residents benefit from a vibrant local scene along Station Approach, offering coffee shops, restaurants, supermarkets, and a post office, alongside the charm of Old Hayes village.

With nearby parkland and woodland, plus a strong community feel and excellent amenities, this is a fantastic opportunity to acquire a home in a sought-after location.



- CHAIN FREE
- TWO BEDROOM VICTORIAN TERRACE HOME
- EXTENDED KITCHEN AREA WITH VAULTED CEILING
- BEAUTIFUL REAR GARDEN
- OFF STREET PARKING FOR 2 CARS
- CATCHMENT FOR HAYES PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO STATION AND HIGH STREET
- CLOSE TO HAYES COMMON AND LOCAL WOODLAND, PERFECT FOR WALKS
- ORIGINAL VICTORIAN FEATURES THROUGHOUT



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced By Planpix



#### **PORCH**

#### **ENTRANCE HALL**

Door to front, door leading to reception room, dining room, carpet.

#### **RECEPTION ROOM**

Double glazed bay to front with shutter blinds over, carpet, feature fireplace.

#### **DINING ROOM**

Wood flooring, understairs storage, feature fireplace, opening to kitchen.

#### **KITCHEN**

Double glazed window and door to rear, vaulted ceiling with Velux window, tiled flooring, range of fitted wall and base units, plumbed for washing machine.

#### **MASTER BEDROOM**

Double glazed window to front with shutter blinds over, carpet.

#### **BEDROOM TWO**

Double glazed window to rear with shutter blinds over, carpet.

#### **BATHROOM**

Double glazed window to rear with shutter blinds over, laminate flooring, enclosed bath with shower over, w/c, wash hand basin, airing cupboard.

#### **GARDEN**

Generous rear garden mainly laid to lawn, patio.

#### **PARKING**

Paved off street parking for two cars to the front.

#### **COUNCIL TAX**

London borough of Bromley council tax band - D

#### **LOCATION**

///move.critic.shine

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104 Beckenham Lane  
Shortlands  
Bromley  
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Hayes  
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**Important Note:** Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.