



47 Sandiland Crescent

Hayes, BR2 7DP

£875,000 Freehold EPC: Band E

 **Maguire Baylis**



GUIDE PRICE £875,000 - £925,000 An exceptional opportunity to acquire this rarely available four-bedroom detached home, positioned on one of Hayes' most prestigious and sought-after roads. Offering generous proportions throughout, this distinguished family home combines elegant living space with outstanding potential to further enhance and extend (subject to the necessary planning permissions).

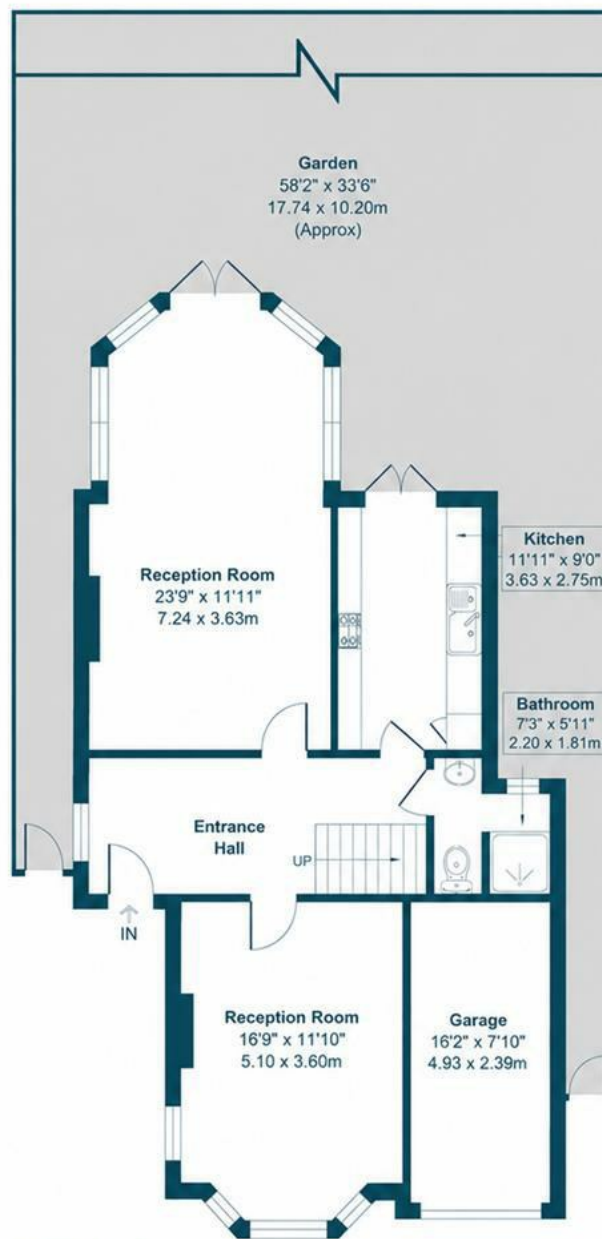
The property boasts a beautifully maintained south west facing flat rear garden, ideal for outdoor entertaining and family living, alongside the convenience of off-street parking, a garage, and a light-filled reception room overlooking the garden. There are four well proportioned bedrooms, a newly fitted modern family bathroom and a further downstairs shower room. The property has recently undergone extensive decorating throughout.

Perfectly suited to families, the home falls within the catchment area for the highly regarded Hayes Primary and Secondary Schools and is just a short stroll from Hayes Station and the charming local high street.

Hayes is an affluent and highly desirable suburban enclave, perfectly positioned between Bromley, West Wickham, and Coney Hall. Renowned for its leafy surroundings, village atmosphere, and excellent connectivity into Central London via Hayes Station, the area offers an enviable balance of tranquillity and convenience. Station Approach features an appealing collection of boutique cafés, restaurants, artisan shops, and everyday amenities, while nearby Old Hayes retains its characterful village charm. The area is further complemented by an abundance of green open spaces and an excellent selection of OFSTED-rated schools, making it one of South East London's most coveted family locations.

- CHAIN FREE
- FOUR BEDROOM DETACHED
- SITUATED ON A SOUGHT AFTER ROAD
- RECENTLY DECORATED THROUGHOUT
- FAMILY BATHROOM PLUS DOWNSTAIRS SHOWER ROOM
- OFF STREET PARKING AND GARAGE
- CATCHMENT FOR HAYES SCHOOLS
- WALKING DISTANCE TO HAYES STATION AND HIGH STREET
- FLAT SOUTH WEST FACING REAR GARDEN



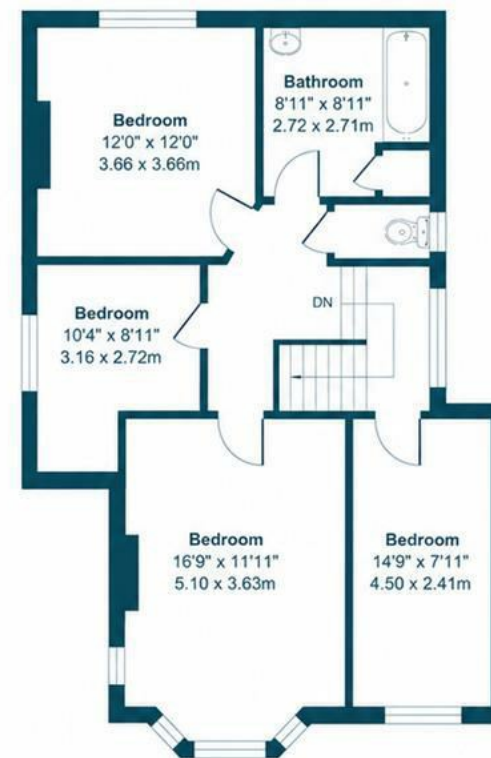


Ground Floor

Sandiland Crescent
Approximate Gross Internal Area
= 1535 sq ft / 142.6 sq m



Maguire
Baylis



First Floor



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



ENTRANCE HALL

Door to front, double glazed window to side, newly laid carpet, stairs to landing.

DINING ROOM

Double glazed bay window to front, newly laid carpet, feature fire place.

RECEPTION ROOM

Large reception room with access directly onto the garden, newly laid carpet, feature fireplace.

KITCHEN

Double glazed door to rear, window to side, range of wall and base units, space for washing machine.

SHOWER ROOM

Fully tiled, walk in shower, wash hand basin, w/c.

MASTER BEDROOM

Double glazed bay window to front, newly laid carpet.

BEDROOM TWO

Double glazed window to rear, carpet.

BEDROOM THREE

Double glazed window to front, carpet.

BEDROOM FOUR

Double glazed window to side, carpet.

FAMILY BATHROOM

Frosted double glazed window to rear, newly installed modern bathroom, panelled walls, bath with screen and shower attachment, wash hand basin, separate W/C.,

GARDEN

South West facing rear garden, mainly laid to lawn, trees and shrubs surround, side access.

PARKING

Garage, paved off street parking.

COUNCIL TAX

London borough of Bromley council tax band - G

LOCATION

///mice.vets.shift



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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.