



58 Bourne Vale

Hayes, BR2 7NN

£750,000 Freehold EPC: Band E

 **Maguire Baylis**



Occupying a generous plot on the popular Bourne Vale, this well-presented four-bedroom family home offers flexible accommodation extending to approximately 1,328 sq ft, including a substantial detached outbuilding, together with a large rear garden ideal for family living and entertaining.

The ground floor comprises a welcoming entrance hall, a spacious bay-fronted reception room, a well-proportioned kitchen/breakfast room, and a separate dining room with doors opening onto the rear garden. A ground-floor bedroom and shower room provide excellent versatility, making the property suitable for guests, multi-generational living, or those working from home.

To the first floor are three further bedrooms, including a generous principal bedroom, together with a family bathroom.

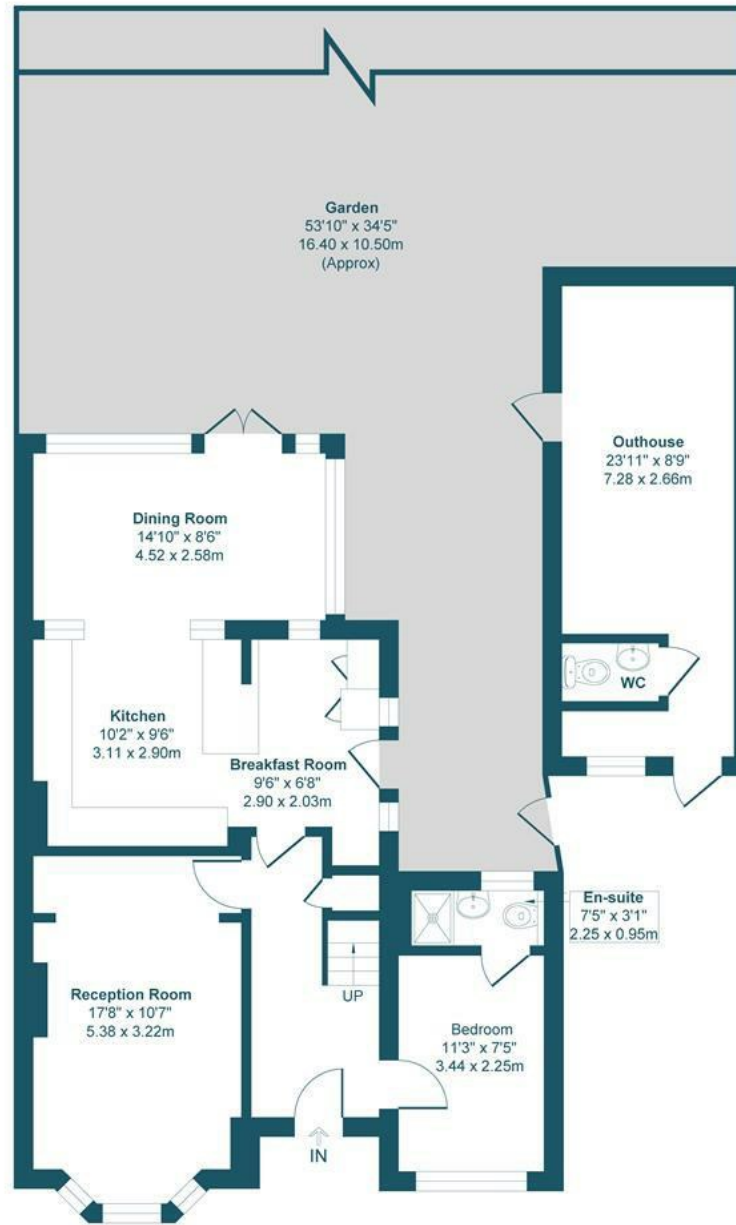
A particular feature of the property is the impressive rear garden, extending to approximately 53ft, providing a wonderful outdoor space for children, entertaining, or future landscaping. The detached outbuilding, complete with WC facilities, offers excellent potential as a home office, gym, studio, workshop, or additional recreational space.

Bourne Vale is ideally situated for families, being within easy reach of the highly regarded Hayes School and Pickhurst Academy, while Pickhurst Park and Husseywell Park provide attractive open spaces nearby. Excellent transport links are available from Hayes Station, offering direct services into London Bridge, Charing Cross and Cannon Street, making the property well placed for commuters.

This attractive home combines generous living space, flexible accommodation and a sought-after location, making it an ideal choice for growing families.



- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- CLOSE TO HAYES AND PICKHURST SCHOOLS
- WALKING DISTANCE TO HAYES STATION AND HIGH STREET
- GROUND FLOOR BEDROOM WITH ENSUITE SHOWER ROOM
- EXCELLENT CONDITION THROUGHOUT
- OFF STREET PARKING
- LARGE GARDEN
- DETACHED OUTBUILDING WITH WC



Ground Floor

Bourne Vale, Bromley, Kent, BR2

Approximate Gross Internal Area
= 1379 sq ft / 128.1 sq m



Outhouse
23'11" x 8'9"
7.28 x 2.66m

WC

En-suite
7'5" x 3'1"
2.25 x 0.95m



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, wood flooring, stairs to first floor.

RECEPTION ROOM

Double glazed bay to front, wood burner, wood flooring.

STUDY/BEDROOM

Double glazed window to front, wood flooring, door to ensuite.

SHOWER ROOM

Frosted window to rear, tiled wall and flooring, walk in shower, w/c and wash hand basin.

KITCHEN/DINING ROOM

Extended large open space with breakfast area and dining room, modern range of wall and base units, integrated appliances, double glazed windows and doors to side and rear, wood flooring.

MASTER BEDROOM

Double glazed window to front, carpet.

BEDROOM TWO

Double glazed window to rear, built in wardrobes, carpet.

BEDROOM THREE

Dual aspect double glazed windows, carpet.

FAMILY BATHROOM

Frosted double glazed window to rear, fully tiled, bath with shower over, w/c, wash hand basin.

GARDEN

Large garden mainly laid to lawn with trees and shrubs surround, patio, side access, garden room with w.c.

PARKING

Paved off street parking to front for multiple cars.

COUNCIL TAX

London borough of Bromley council tax band - E

LOCATION

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104 Beckenham Lane
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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.