



44 Baston Road

Hayes, BR2 7BE

£1,450,000 Freehold EPC: Band D

 **Maguire Baylis**



This exceptional five-bedroom early 1930s detached residence – a truly distinguished family home that effortlessly combines timeless period charm with elegant contemporary living. Showcasing an abundance of original character features throughout, the property is introduced by a magnificent entrance hall with a grand sweeping staircase, creating an unforgettable first impression, while the breath-taking 146ft rear garden offers an extraordinary private sanctuary.

Approached via a secluded driveway providing extensive parking for multiple vehicles, this impressive home immediately conveys both exclusivity and prestige.

The beautifully proportioned accommodation is centred around a spacious entrance hall that leads to an elegant principal reception room flowing seamlessly into a stunning conservatory overlooking the gardens. A formal dining room provides the perfect setting for entertaining, while the contemporary kitchen/breakfast room enjoys delightful views across the landscaped grounds and is complemented by a separate utility room. The ground floor further benefits from a stylish guest cloakroom and integral garage access.

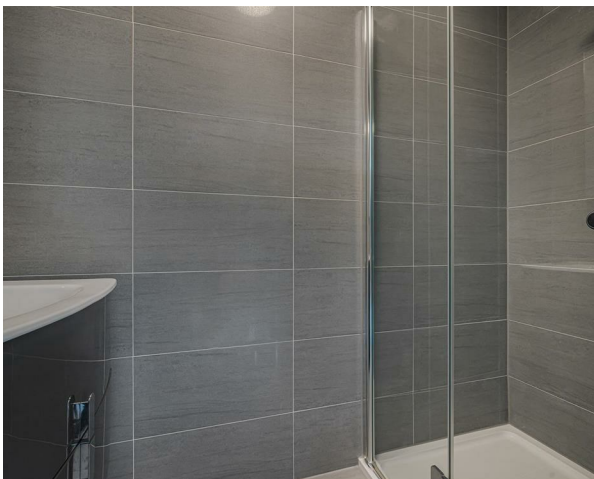
The upstairs offers, a luxurious principal suite enjoying views over both the front and rear gardens and features a beautifully appointed en-suite shower room. Four further generously sized bedrooms are served by a contemporary family bathroom, offering exceptional accommodation for growing families.

The spectacular rear garden is undoubtedly one of the property's defining features, extending approximately 146ft and showcasing a stunning collection of exotic trees and mature planting, creating a truly tranquil outdoor retreat. The grounds also benefit from two versatile garden buildings currently utilised as private gyms, complete with a WC, together with a dedicated allotment area ideal for growing fruit and vegetables.

Located within walking distance to Hayes Village, Hayes Station and in the catchment for for the Hayes schools.

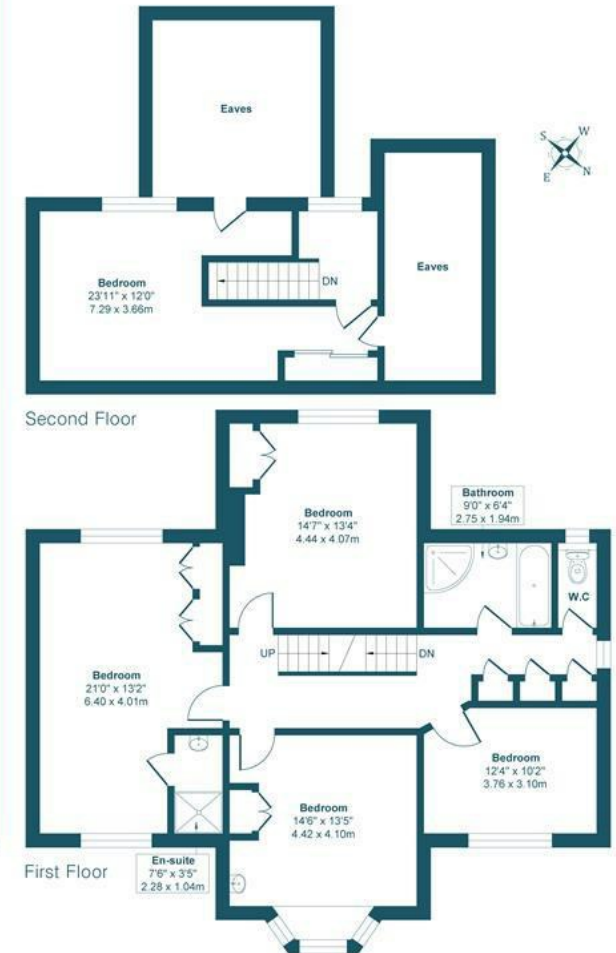
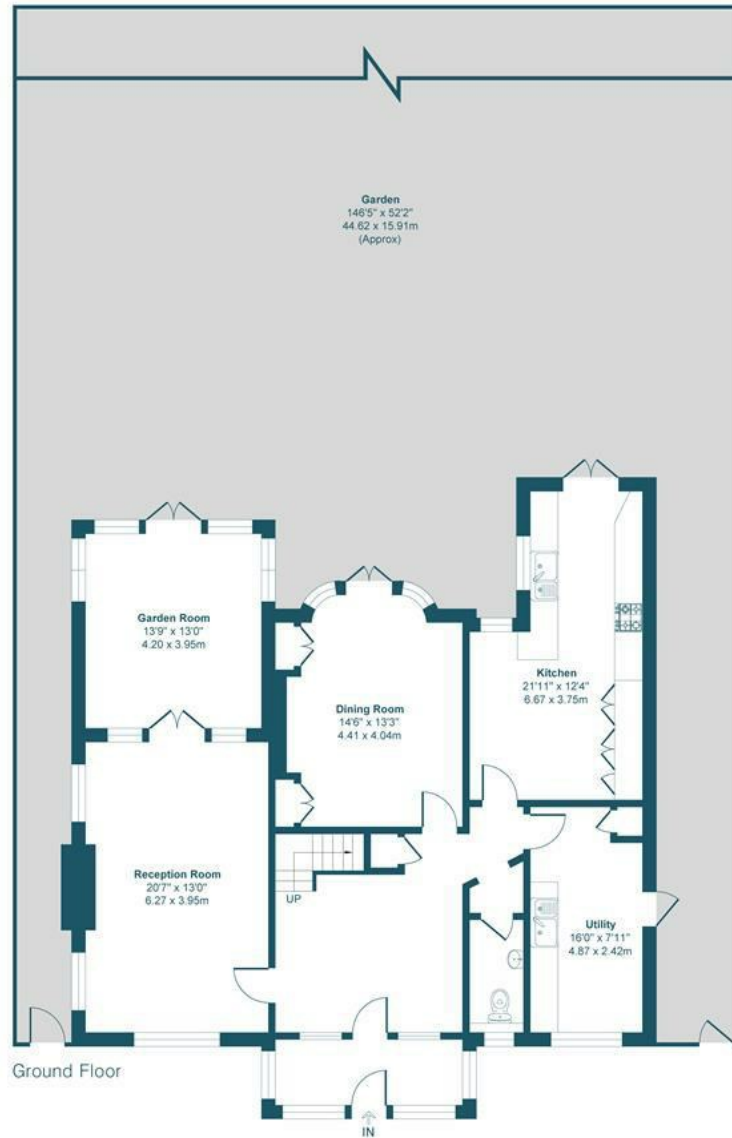


- CHAIN FREE
- SUBSTANTIAL FIVE BEDROOM DETACHED HOUSE
- STUNNING ORIGINAL FEATURES THROUGHOUT
- BREATHTAKING GARDEN WITH TWO GARDEN ROOMS
- AMPLE OFF STREET PARKING
- CATCHMENT FOR HAYES PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO HAYES STATION
- MASTER BEDROOM WITH ENSUITE
- UTILITY ROOM AND CLOAKROOM



Baston Road BR2

Approximate Gross Internal Area
= 2669 sq ft / 247.9 sq m



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

Enclosed porch leading to front door.

ENTRANCE HALL

Grand entrance hall featuring sweeping stair case, original parquet flooring, doors leading to kitchen, reception room, utility room and cloakroom.

RECEPTION ROOM

Dual aspect double glazed windows, feature fire place, doors leading to conservatory.

CONSERVATORY

Doors and windows offering views of the landscaped garden.

DINING ROOM

Formal dining room featuring leaded doors and windows to garden, feature fire place and storage.

KITCHEN/BREAKFAST ROOM

Extended kitchen/breakfast room featuring a range of wall and base units, integrated appliances, tiled flooring, leaded windows and door to garden.

UTILITY ROOM

Double glazed leaded window to front, wall and base units, plumbed for washing machine, door leading to garage.

CLOAKROOM

Window to front, w/c and wash hand basin.

MASTER BEDROOM

Leaded double glazed windows to front and rear, carpet, door to ensuite.

ENSUITE SHOWER ROOM

Fully tiled ensuite shower room with walk in shower cubicle and wash hand basin.



BEDROOM TWO

Leaded double glazed window to front, carpet.

BEDROOM THREE

Leaded double glazed window to rear, carpet, wash hand basin.

BEDROOM FOUR

Leaded double glazed window to rear, carpet.

BEDROOM FIVE

Loft room featuring, laminate flooring, double glazed window to rear, eaves storage.

GARDEN

The spectacular rear garden is undoubtedly one of the property's defining features, extending approximately 146ft and showcasing a stunning collection of exotic trees and mature planting, creating a truly tranquil outdoor retreat. The grounds also benefit from two versatile garden buildings currently utilised as private gyms, complete with a WC, together with a dedicated allotment area ideal for growing fruit and vegetables.

PARKING

Secluded driveway providing extensive parking for multiple vehicles

COUNCIL TAX

London borough of Bromley council tax band - G

LOCATION

///sage.discrepancy.broken

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
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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.