



Maguire
Baylis
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FOR SALE

43 Dartmouth Road

Hayes, Bromley, BR2 7NF

£800,000 Freehold EPC: Band D

 **Maguire Baylis**



Guide Price: £800,000 – £825,000. Maguire Baylis are delighted to present to the market this beautifully presented four-bedroom detached family home, situated within one of Hayes' most sought-after and peaceful crescent roads, just a short walk from the station, local shops and highly regarded schools.

Having been comprehensively refurbished to a high standard over recent years, the property offers spacious and well-planned accommodation throughout. The ground floor comprises a welcoming entrance hall, a study with fitted furniture, a downstairs cloakroom, an elegant living room with feature fireplace, and an impressive contemporary kitchen/dining room with integrated appliances, complemented by a separate utility room. Underfloor heating extends throughout the ground floor, adding to the home's quality and comfort.

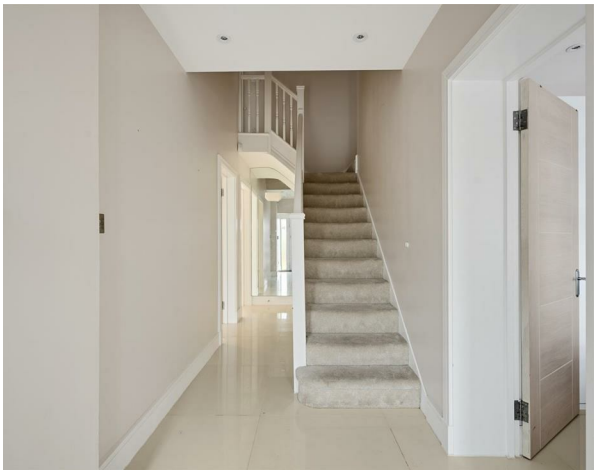
Upstairs, there are four well-proportioned bedroom one of which benefits from a modern en suite shower room, together with a stylish family bathroom.

To the rear, the property enjoys an attractive and secluded garden extending to over 60ft, featuring a large decked terrace, main area of level lawn, plus two garden sheds. To the front, there is off-street parking on the driveway.

The location is a particular feature, being within easy walking distance of Hayes station and its range of local shops, whilst Bromley town centre, nearby parks and excellent transport links are all readily accessible. The property also falls within easy reach of the highly regarded Hayes Primary and Hayes Secondary Schools.

Offered for sale on a chain free basis, an early viewing is highly recommended.

- FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- IMPRESSIVE FITTED KITCHEN/DINING ROOM
- SPACIOUS LIVING ROOM WITH FEATURE FIREPLACE
- STUDY, UTILITY ROOM & GROUND FLOOR CLOAKROOM
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- WELL APPOINTED FAMILY BATHROOM AND EN SUITE SHOWER
- ATTRACTIVE & SECLUDED REAR GARDEN ** OFF STREET PARKING TO FRONT
- SHORT WALK TO HAYES STATION, SHOPS & BUS ROUTES
- CLOSE TO HAYES SCHOOLS ** CHAIN FREE SALE



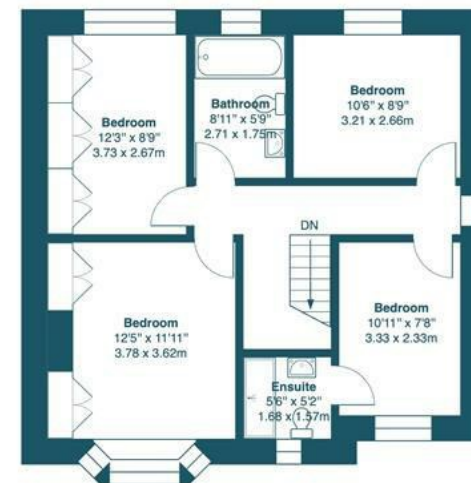
Ground Floor



Dartmouth Road, BR2

Approximate Gross Internal Area:
1316 sq ft / 122.2 sq m

 Maguire Baylis



First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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ENTRANCE HALLWAY

A bright and spacious entrance hall.

LOUNGE

Bay window to front with fitted shutters; feature stone fireplace.

KITCHEN/DINER

A large kitchen/diner featuring French doors to the garden and a comprehensive range of modern wall and base units; integrated appliances including induction hob, double oven, larger fridge, freezer, dishwasher. Door to:

UTILITY ROOM

Door to side; fitted worktop with sink unit, built-in storage units. Washing machine and separate tumble dryer.

DOWNSTAIRS WC

LANDING

BEDROOM 1

Bay window to front with fitted shutters; range of modern fitted wardrobes to one wall.

BEDROOM 2

Window to front with fitted shutters; door to:

EN SUITE SHOWER

Modern suite featuring a full width shower enclosure.

BEDROOM 3

Window to rear with fitted shutters; range of fitted wardrobes to one wall.

BEDROOM 4

Window to rear.

FAMILY BATHROOM

With a modern, well appointed suite featuring a bath with built-in shower over.

GARDEN

An attractive rear garden providing a reasonably low level of maintenance. Main area of lawn with hedge borders, full width decked patio, two garden storage sheds.

PARKING

Driveway to front for off street parking.

COUNCIL TAX

London borough of Bromley - Band E

LOCATION

What3words: ///rabble.famed.roses



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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.