

115 Hayes Lane

Hayes, Bromley, BR2 9EJ

£1,000,000 Freehold EPC: Band D

Maguire Baylis







Guide Price: £1,000,000 - £1,050,000.

Maguire Baylis are pleased to present to the market this splendid four-bedroom detached family residence situated within a sought-after road, boasting a glorious 120' garden backing onto greenbelt.

This impressive property features well-proportioned accommodation over two floors comprising: to the ground floor - a sizable entrance hall, two generous reception rooms, kitchen/diner featuring a lovely range of Shaker style units along with integrated appliances, a spacious utility room, plus a downstairs WC. The first floor provides a super family bathroom complete with bath and separate shower, a good size landing, and four ample bedrooms - all featuring built-in storage.

Externally, the garden is a particular feature, providing much seclusion and offering picturesque views of local farmland from the rear and surrounded by mature tree and shrub borders. A substantial driveway at the front accommodates multiple vehicles, complemented by a spacious double garage. There is further potential for future expansion either to the rear or into the loft, subject to the necessary planning consents.

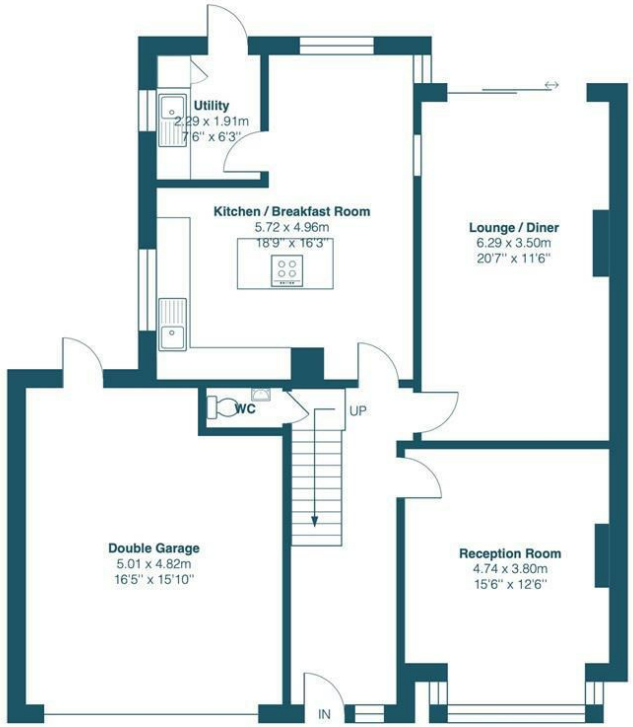
Conveniently positioned close to well regarded local schools including Hayes The Ravensbourne School. Hayes station is around 0.9 miles away, with regular services to London Charing Cross and Cannon Street, while Bromley South station lies at a distance of 1.2 miles, boasting swift connections to London Victoria in just 17 minutes. For recreation, the highly popular Norman park is situated just yards from the property.

- IMPRESSIVE DETACHED FAMILY HOME
- LOVELY SETTING BACKING ONTO FIELDS
- FOUR WELL-PROPORTIONED BEDROOMS
- TWO LARGE RECEPTION ROOMS
- WELL APPOINTED KITCHEN/DINER
- USEFUL UTILITY ROOM
- LARGE & MODERN FAMILY BATHROOM ** DOWNSTAIRS WC
- BEAUITFUL 120' REAR GARDEN
- DOUBLE GARAGE PLUS AMPLE OFF STREET PARKING
- EASY ACCESS TO BROMLEY & HAYES ** CLOSE TO LOCAL SCHOOLS









Ground Floor

Maguire Baylis

Hayes Lane BR2

Total Area: 168.8 m²... 1817 ft²





First Floor

This plan is 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.







ENTRANCE HALLWAY
A spacious and welcoming entrance hall with part glazed front door and double glazed window to front; built-in understairs storage cupboard.

DOWNSTAIRS WC
Fitted wash basin; wc; part tiled walls; extractor fan.

FRONT RECEPTION
15'6 x 12'6 (4.72m x 3.81m)
Full width double glazed window to front; radiator; picture rails; coved ceiling and ceiling rose.

REAR RECEPTION
20'7 x 11'6 (6.27m x 3.51m)
Double glazed sliding patio doors to rear; high level double glazed window to side; two radiators; recessed gas 'real flame' fire.

KITCHEN/DINER
18'9 x 16'3 (overall l-shaped) (5.72m x 4.95m (overall l-shaped))
Double glazed windows to rear and side; fitted with a modern and well appointed range of Shaker style wall and base units with solid granite worktops and central island unit with inset induction hob and extractor hood over; built-in double oven; integrated dishwasher; space for fridge/freezer; radiator; wood flooring; multi-paned door to:

UTILITY ROOM
7'6 x 6'3 (2.29m x 1.91m)
Double glazed window to side plus door to rear; fitted worktop to one wall with inset stainless steel sink; spaces for washing machine and tumble dryer; radiator; wood flooring.

FIRST FLOOR LANDING
A spacious semi-galleried landing; built-in airing cupboard; access to loft (large loft with retractable loft ladder, boarded for storage and with light).

BEDROOM 1
13' x 12'6 (3.96m x 3.81m)
Double glazed window to front; radiator; good rage of fitted wardrobes to one wall.

BEDROOM 2
14'0" x 11'5" (4.29m x 3.48m)
Double glazed window to rear; radiator; fitted wash basin with storage under; built-in walk-in wardrobe.

BEDROOM 3
11' x 8'6 (3.35m x 2.59m)
Double glazed window to rear; radiator; built-in wardrobe/storage cupboard; pedestal wash basin.

BEDROOM 4
10'7 x 7'8 (3.23m x 2.34m)
Double glazed window to rear; radiator; built-in wardrobe.

BATHROOM
8'6 x 8'4 (overall) (2.59m x 2.54m (overall))
Double glazed windows to side and front; fitted with a modern and well appointed suite comprising panelled bath; separate walk-in shower; fitted wash basin with storage under; WC; fully tiled walls; heated towel rail; extractor fan.

GARDEN
approx 120' (approx 36.58m)
The garden is a particular feature of the property, extending to some 120' and backing onto fields, it provides a rare level of tranquillity. Mainly lawn to lawn with mature and well stocked beds/borders affording a high degree of seclusion. There is a timber shed with light and power; greenhouse; full width paved patio area; plus further paved seating area to rear. Outside water taps and irrigation system for plant watering.

DOUBLE GARAGE/PARKING
16'5 x 15'10 (5.00m x 4.83m)
Electric up and over garage door; door to rear; light and power; wall mounted gas boiler. Large drive to front allowing for space for several vehicle.

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The Property Ombudsman

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.