



26 Chilham Way

Hayes, BR2 7PR

£625,000 Freehold EPC: Band D

 **Maguire Baylis**



A spacious three-bedroom semi-detached family home offering approximately 1,093 sq ft of well-proportioned accommodation, together with a particularly generous rear garden measuring approximately 67'9" x 43'2".

Located in the popular Hayes area of Bromley, Chilham Way is ideally positioned within a predominantly residential setting, while being conveniently placed for local amenities, schools and transport links.

The property offers versatile accommodation arranged over two floors. The ground floor comprises a welcoming entrance, a spacious reception room, separate dining room, modern fitted kitchen, useful study/home office and a ground-floor WC. The first floor provides three bedrooms and a family bathroom.

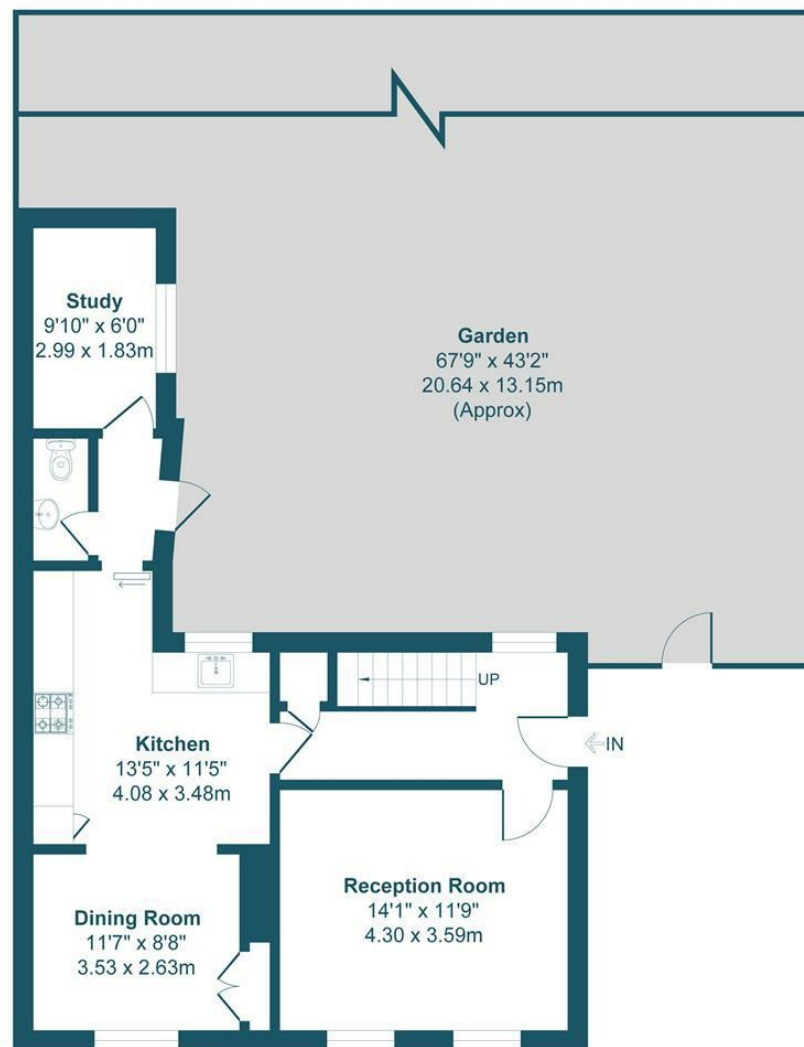
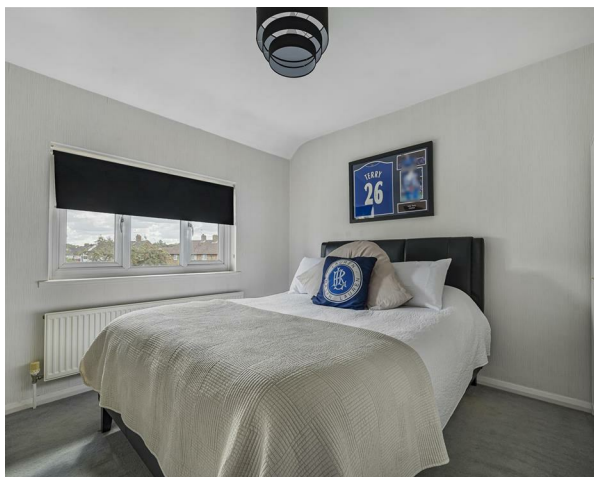
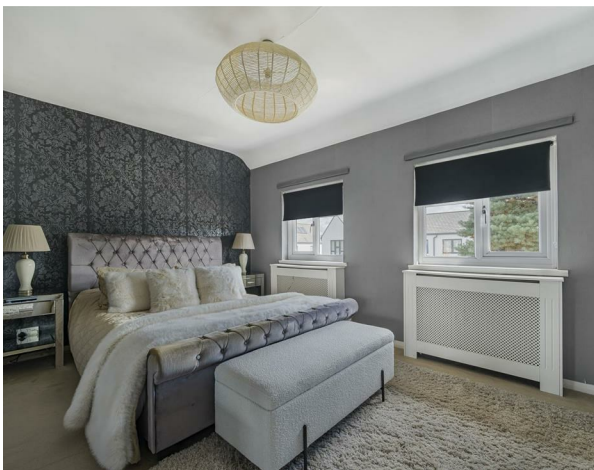
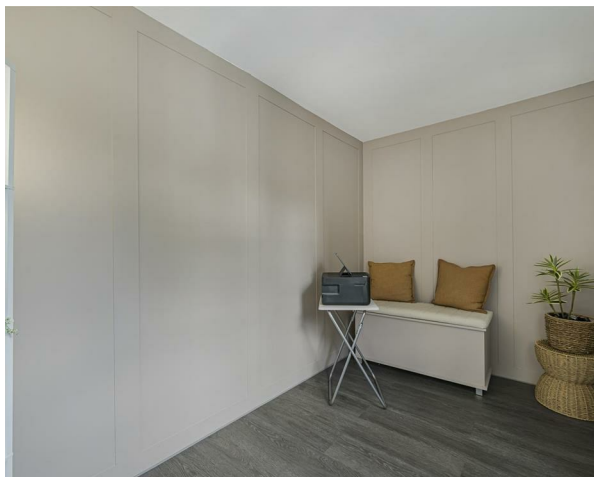
One of the property's standout features is the substantial rear garden, extending to approximately 67'9" in length and providing an excellent outdoor space for families, entertaining and relaxation.

The location is particularly well suited to families, with Pickhurst Infant Academy and Pickhurst Academy approximately 0.3–0.4 miles away, while Hayes Primary School is around 0.6 miles away. Hayes School, a highly regarded secondary school, is approximately 0.8 miles from the property.

For commuters, Hayes (Kent) railway station is approximately 0.5–0.6 miles away, providing convenient rail connections, while West Wickham station is approximately 1.1 miles away. There are also several local bus stops close to Chilham Way.

In summary, this is an excellent family home in a well-established residential location, combining generous internal accommodation, a superbly sized garden and convenient access to schools, local amenities and transport links.

- SUBSTANTIAL THREE BEDROOM SEMI DETACHED
- LARGE PLOT
- STUNNING REAR GARDEN
- MODERN THROUGHOUT
- AMPLE OFF STREET PARKING
- CATCHMENT FOR HAYES AND PICKHURST SCHOOLS
- WALKING DISTANCE TO HAYES HIGH STREET AND STATION
- STUDY/BEDROOM FOUR
- MODERN FAMILY BATHROOM



Ground Floor

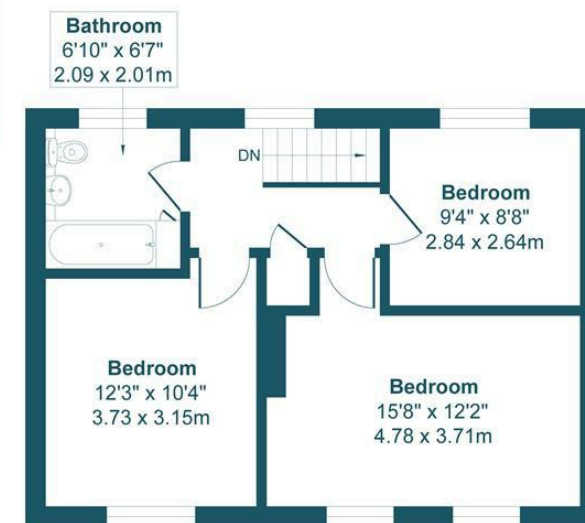


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

Chilham Way BR2
Approximate Gross Internal Area
= 1093 sq ft / 101.5 sq m



**Maguire
Baylis**



First Floor



COUNCIL TAX

London borough of Bromley council tax band - D

LOCATION

///keen.this.decks



Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

Tel:

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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.