

96 Hayes Lane

Hayes, BR2 9EP

£850,000 Freehold EPC: Band D

Maguire Baylis







Maguire Baylis are proud to present this attractive chain free 1930s three-bedroom semi-detached family home, situated in a highly sought-after residential location, offering spacious and versatile accommodation with excellent potential to extend (STPP).

The property welcomes you through an entrance hall, leading to a spacious reception room featuring a beautiful bay window and newly laid carpets, there is a generous modern open-plan kitchen/dining room with bi-folding doors to the rear garden and the ground floor is further complemented by a convenient downstairs WC.

Upstairs, the first floor comprises three generous double bedrooms all of which have undergone redecoration and brand new carpets, all served by a four piece family bathroom.

Externally, the property enjoys a well-maintained rear garden, predominantly laid to lawn with mature shrubs and a large patio area, creating an excellent space for outdoor dining and relaxation. To the front, there is off-street parking, side access to the rear garden and a detached garage, together with additional garden room which can be used as a home office/gym or further storage.

Offering significant potential for further enlargement, subject to the necessary planning permissions, this is an exciting opportunity to create a substantial long-term family home.

Ideally positioned close to a range of local shops, bus routes and highly regarded primary and secondary schools, including the Outstanding-rated Hayes School, the property also benefits from excellent transport links via Hayes and Bromley South stations, providing convenient access into Central London.

Early viewing is highly recommended to fully appreciate the space, location and future potential this excellent family home has to offer.

- CHAIN FREE, THREE BEDROOM SEMI DETACHED
- RECENTLY RECORATED THROUGHOUT INCLUDING NEW CARPET
- MODERN OPEN PLAN KITCHEN WITH BI-FOLDING DOORS TO GARDEN
- LARGE REAR GARDEN WITH VERSATILE GARDEN ROOM
- AMPLE OFF STREET PARKING AND DETACHED GARAGE
- POTENTIAL TO EXTEND FURTHER STPP
- THREE DOUBLE BEDROOMS, FOUR PIECE FAMILY BATHROOM
- WALKING DISTANCE TO BROMLEY SOUTH AND HAYES STATIONS
- CATCHMENT FOR OUTSTANDING PRIMARY AND SECONDARY SCHOOLS
- CLOSE TO NORMAN PARK AND HAYES VILLAGE





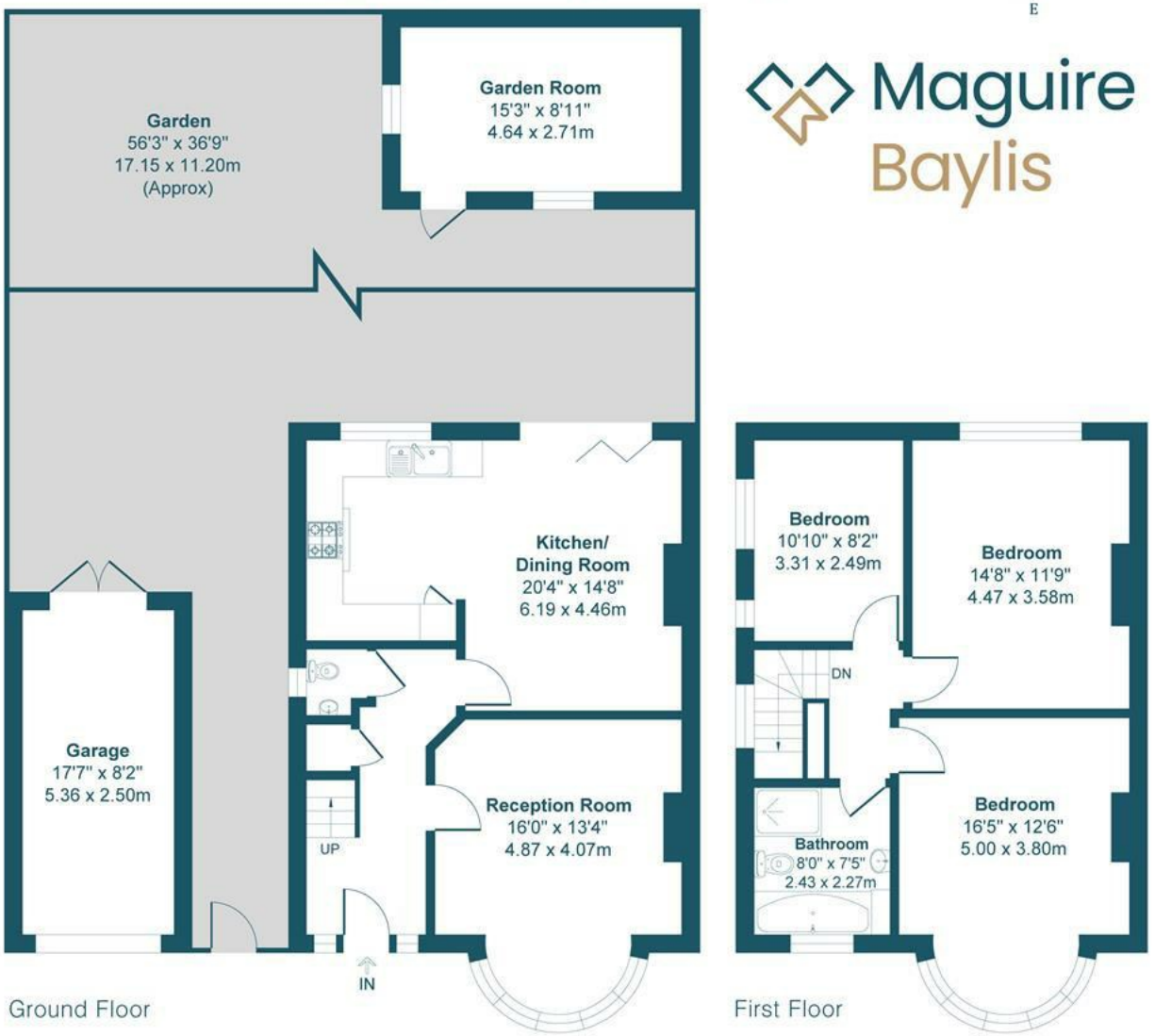


Hayes Lane BR2

Approximate Gross Internal Area = 1143 sq ft / 106.1 sq m
Garage Area = 144 sq ft / 13.4 sq m
Outbuilding Area = 135 sq ft / 12.5 sq m
Total Area = 1422 sq ft / 132.0 sq m



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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







LOCATION

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COUNCIL TAX

London borough of Bromley council tax band - E

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
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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.