

Sinclair  Hammelton



GUIDE PRICE

£850,000

Tiepigs Lane
, BR2 7HJ

PROPERTY SUMMARY

** GUIDE PRICE £850,000 - £900,000 **

Offered to the market is this impressive, newly refurbished and extended three/four-bedroom semi-detached house. The property has been extended at the rear, creating a stunning open-plan living, kitchen, & dining area, along with a ground floor WC and bedroom.

On the first floor, you will find two double bedrooms and a modern family bathroom with a WC. There is also a loft room that can serve as either a bedroom or a home office. Externally, the property features off-street parking and a rear garden.

The property is located within the catchment area for Hayes/Pickhurst primary and secondary schools. You are also just a short walk from Hayes station, high street and other local amenities.

Hayes is a modern suburban area nestled between Bromley, West Wickham and Coney Hall with excellent transport links into Central London from Hayes Station. Station Approach is a bustling haven of coffee shops, mini supermarkets, restaurants, as well as a post office, with further smaller shops in Old Hayes; the old village area on Hayes Street. There are several green spaces to enjoy and the town boasts a number of OFSTED highly rated primary and secondary schools.

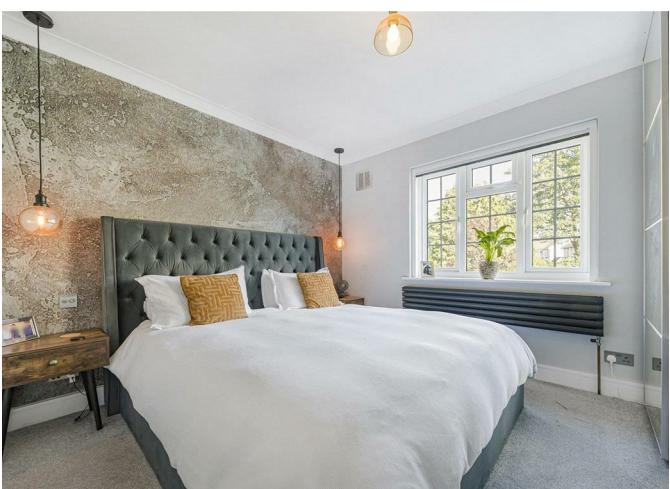
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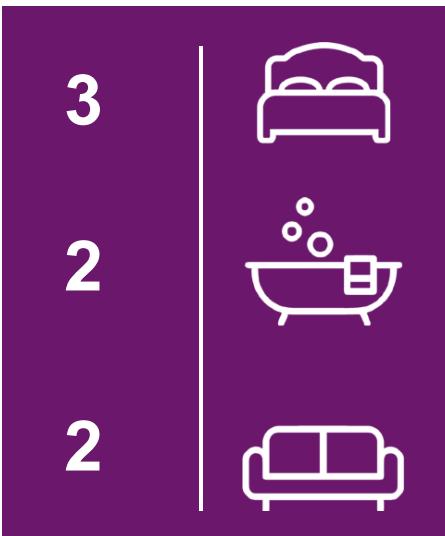
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC RATING: COUNCIL TAX BAND:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements