

GUIDE PRICE

**£779,000**

**George Lane**  
, BR2 7LQ

## PROPERTY SUMMARY

Built in 2012 is this impressive Three bedroom detached house situated close to Hayes old village.

The house has been maintained excellently throughout and offers modern living. The ground floor has a plenty of space offering a modern kitchen with fully fitted appliances and a large reception room.

To the first floor three double bedrooms with an ensuite shower room to the master bedroom and a modern family bathroom makes up this floor.

Externally the property offers a fantastic rear garden and also off street parking to the front.

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.

3



2



1

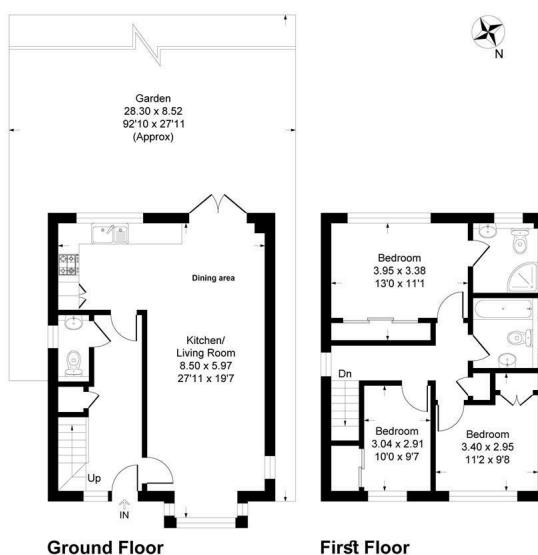






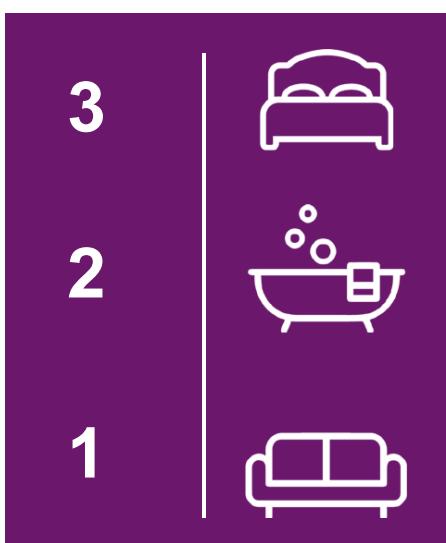
## George Lane, BR2

Approximate Gross Internal Area = 93.6 sq m / 1009 sq ft



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



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

**Sinclair**  **Hammelton**

**OFFICE ADDRESS**  
49 Station Approach  
Hayes  
Kent  
BR2 7EB

**OFFICE DETAILS**  
020 8462 0360  
[infohy@sinclairhammelton.co.uk](mailto:infohy@sinclairhammelton.co.uk)