



GUIDE PRICE

£925,000

The Knoll

, BR2 7DH

PROPERTY SUMMARY

Guide Price: £925,000-£950,000. Fantastic opportunity to purchase an original four bedroom semi detached house set on a premium road in Hayes, The Knoll. The house offers excellent living space throughout and has not been on the open market since 1959.

The ground floor has two large reception rooms, kitchen, breakfast room, walk in larder, cloakroom and access to the garage.

On the first floor, four bedrooms, a family bathroom, separate toilet and a further box room used for storage.

Externally there is a fantastic sized rear garden mainly lawn, off street parking and a garage.

The property boasts great original character and has potential to extend STPP.

The Knoll is within walking distance to Hayes station, high street, common and old village. The property is also in the catchment for excellent Hayes primary and secondary schools.

4



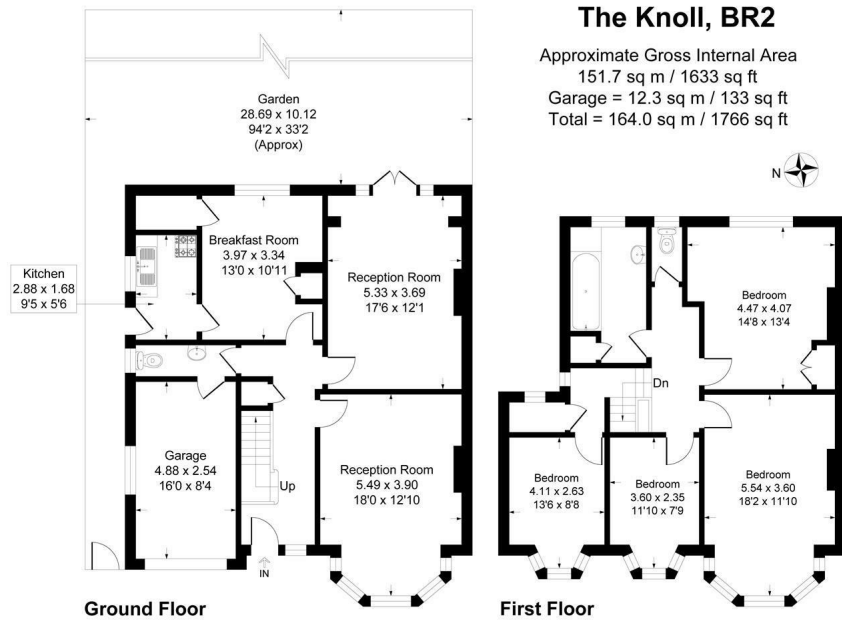
1



2







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

4

1

2

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 <div style="float: right; font-size: 0.8em;"> EU Directive 2002/91/EC </div>		

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

OFFICE ADDRESS

49 Station Approach
Hayes
Kent
BR2 7EB

OFFICE DETAILS

020 8462 0360
infohy@sinclairhammelton.co.uk