



49a Station Approach

Hayes, Bromley, BR2 7EB

**£1,800 Per Month    EPC: E**

 **Maguire Baylis**





Conveniently situated within a highly popular shopping parade, this impressive maisonette provides three bedroom split level accommodation over the first and top floors.

Approached via a private entrance at the rear of the parade, the spacious accommodation comprises: large entrance hallway with three useful storage cupboards; living room with large bay window overlooking the parade; modern and stylishly appointed kitchen with built-in oven and hob plus appliances included; spacious bathroom with well appointed suite; there are two double bedrooms - the master being located to the top floor which could also be used as a second reception room - plus a good size single bedroom.

Outside, the property benefits from a terraced patio and garden area to the rear providing a private place to relax and catch the sun. There is also allocated parking for 1 car.

Station Approach provides a fantastic range of local shops, popular restaurants and several coffee outlets. Hayes station, with trains to Cannon Street/London Bridge, is directly over the road, plus there are well regarded schools close by including Hayes Primary/Secondary schools.

The property is offered unfurnished and available immediately.

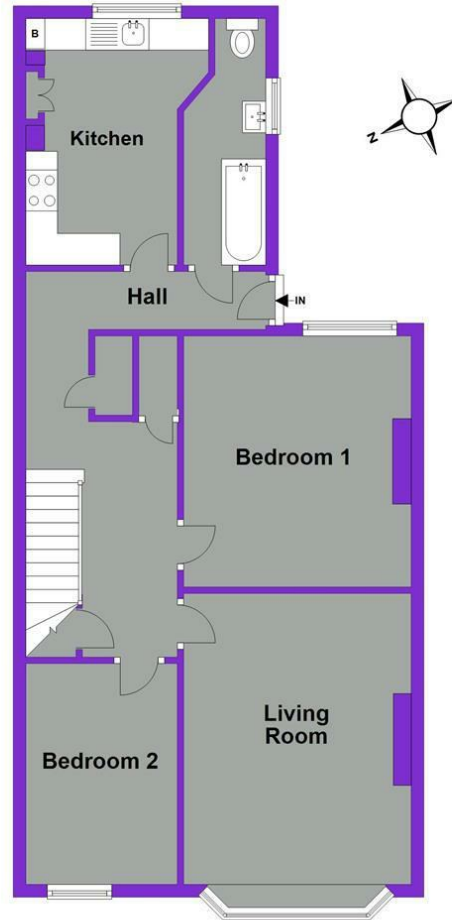
- SPLIT LEVEL MAISONETTE
- SPACIOUS THREE BEDROOM ACCOMMODATION
- BAY FRONTED LOUNGE
- MODERN FITTED KITCHEN
- WELL APPOINTED BATHROOM
- PRIVATE OUTDOOR SPACE
- ALLOCATED PARKING
- HIGHLY CONVENIENT - OPPOSITE THE STATION
- UNFURNISHED / AVAILABLE IMMEDIATELY
- EPC - BAND E





### First Floor

Approx. 72.4 sq. metres (779.5 sq. feet)



### Second Floor

Approx. 19.7 sq. metres (211.8 sq. feet)



Total area: approx. 92.1 sq. metres (991.3 sq. feet)

### ENTRANCE HALLWAY

Private part glazed front door leading to a large, L-shaped hall with three deep built-in storage cupboards; radiator; wood effect flooring; stairs to top floor.

### LOUNGE

14'10 x 11'6 (4.52m x 3.51m)

Large double glazed bay window to front; radiator; wood effect flooring.

### KITCHEN

12'7 x 7'8 (widening to 9'4) (3.84m x 2.34m (widening to 2.84m))

Double glazed window to rear; fitted with a comprehensive range of modern grey wall and base units with worktops to three walls; inset stainless steel sink unit; stainless steel gas hob with extractor hood over; electric oven; washing machine, dishwasher and fridge/freezer. Tiled flooring and part tiled walls; wall mounted gas combi boiler; radiator.

### BEDROOM 2

13'1 x 12'7 (3.99m x 3.84m)

Double glazed window to rear; radiator; wood flooring.

### BEDROOM 3

11'2 x 7'7 (3.40m x 2.31m)

Double glazed window to front; radiator; wood flooring.

### BATHROOM

A modern and well appointed bathroom with suite comprising panelled bath with built-in shower over; pedestal wash basin; WC; fully tiled walls; tiled flooring; heated towel rail; extractor fan; double glazed window to side.

### TOP FLOOR - BEDROOM 1

16'2 x 10' (plus window recess) (4.93m x 3.05m (plus window recess))

A spacious room which could also be comfortably used as a second reception room; featuring a double glazed window to the front; radiator; wood flooring.

### OUTSIDE

Paved patio/terrace with picnic table leading down to grassed garden, this opens onto the parking area at the rear.

### PARKING

Allocated parking at rear, accessed via shared driveway adjacent to 41 Station Approach.

### COUNCIL TAX

London Borough of Bromley - Band C



Maguire Baylis  
104 Beckenham Lane  
Shortlands  
Bromley  
BR2 0DW

Tel: 020 8464 9952  
office@maguirebaylis.com  
www.maguirebaylis.com



**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.