



OFFERS OVER  
**£950,000**  
**Pickhurst Mead**  
, BR2 7QR

## PROPERTY SUMMARY

Substantial FOUR bedroom semi detached - situated on a popular residential road in Hayes BR2 - catchment for excellent local Hayes schools including Pickhurst Primary - off street parking and garage - large secluded rear garden backing on to woodland, stunning plot - walking distance to Hayes high street, station and local bus stops with excellent transport to London/Bromley - four double bedrooms all on the first floor along with family bathroom. ensuite bathroom and a further ensuite shower room - through lounge, tow conservatory and a modern downstairs shower room on the ground floor - EPC - C

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.

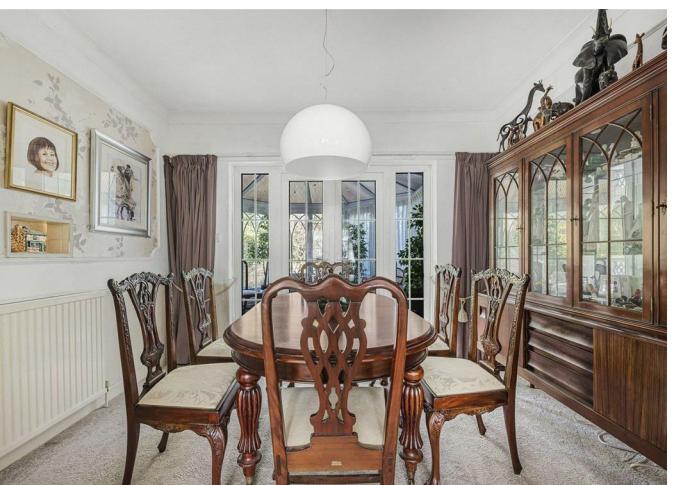
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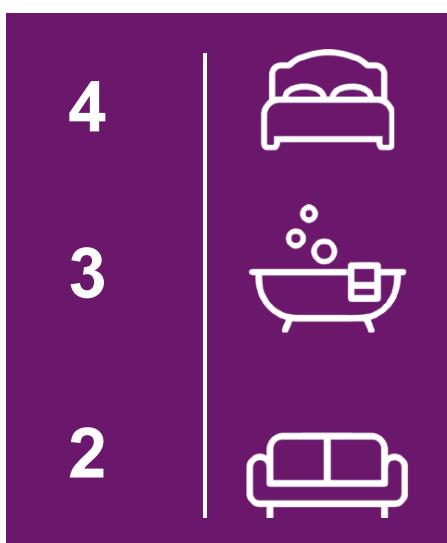
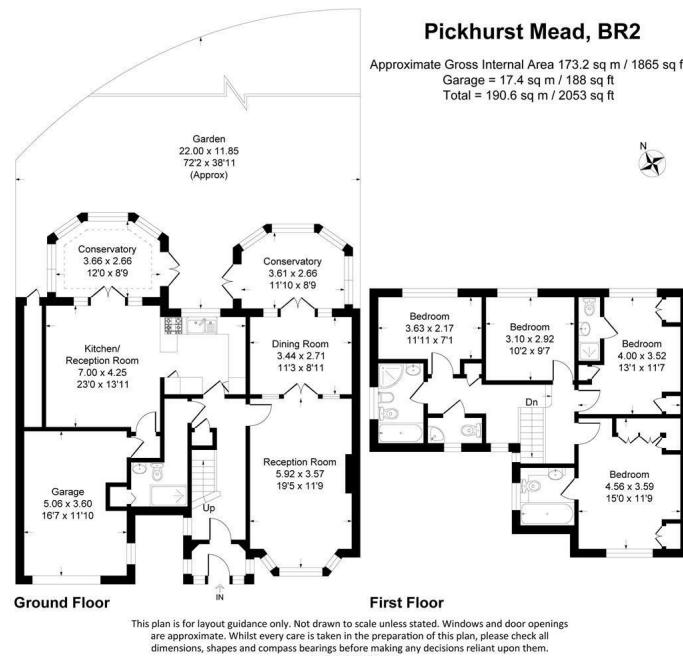
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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