12 Bourne Vale

Hayes, BR2 7JW

£695,000 Freehold EPC: Band D

Maguire Baylis

Maguire Baylis are excited to present this, four bedroom, two bathroom spacious and well-located family home that has been thoughtfully extended to provide generous and versatile accommodation throughout.

The ground floor features two excellent-sized reception rooms, ideal for both entertaining guests and everyday family living. A bright 16'6" kitchen provides plenty of space for cooking and dining, while a fourth bedroom or home office offers valuable flexibility. A convenient ground floor cloakroom completes the well-planned downstairs layout.

Upstairs, the property offers three generous double bedrooms, including a principal bedroom with its own en-suite shower room, together with a modern family bathroom.

Outside, the south east facing rear garden provides a pleasant space for relaxing or entertaining, while a garage to the side and off-street parking to the front add further practicality. Offering ample storage, generous proportions and excellent scope for future enhancement, this is a superb family home that deserves early viewing.

Bourne Vale is a sought-after residential road, ideally situated within easy reach of an excellent range of local amenities. Hayes Town Centre is just a short walk away, offering an array of shops, cafés, restaurants and two supermarkets.

Hayes railway station is approximately 0.3 miles from the property, providing regular services to London Bridge, Charing Cross and Lewisham, where connections to the DLR offer convenient access to Canary Wharf.

A variety of local bus routes also serve Bromley town centre, West Wickham High Street and Orpington. Nearby green spaces include The Knoll, Pickhurst Recreation Ground and Norman Park, providing excellent opportunities for leisure and recreation.

The property is well positioned for a number of highly regarded local schools, including Hayes Secondary (approximately 0.7 miles), Hayes Primary (0.8 miles), Pickhurst Primary (0.8 miles) and Ravensbourne Secondary (1.2 miles).

- SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE
- ENSUITE TO MASTER BEDROOM
- CATCHMENT FOR HAYES PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO HAYES MAINLINE STATION AND HIGH STREET
- LARGE SOUTH EAST FACING REAR GARDEN
- OFF STREET PARKING
- DETACHED GARAGE
- POTENTIAL TO EXTEND FURTHER STPP
- LARGE LOFT SPACE,, BOARDED, ELECTRIC LIGHTING AND DROP DOWN LADDER

Bourne Vale BR2

Approximate Gross Internal Area = 1347 sq ft / 125.1 sq m
Garage Area = 211 sq ft / 19.5 sq m
Total Area = 1558 sq ft / 144.6 sq m

Maguire Baylis

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

LOCATION

///reform.dining.went

COUNCIL TAX

London borough of Bromley council tax band - E

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

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The Property Ombudsman

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.