Sinclair Hammelton

OFFERS IN EXCESS OF

£1,100,000

Hayes Lane

Hayes, BR2 9EL

PROPERTY SUMMARY

Sinclair Hammelton are delighted to present this impressive family home, which has undergone an extensive architecturally designed modernisation and extension programme.
Finished in 2020 to an exceptional standard throughout, the property combines contemporary design, high-quality materials and an impressive level of technology and security.
The beautifully designed Schmidt kitchen features granite worktops, integrated Neff appliances, and a Gazco log-effect gas fire. Triple-glazed Velux windows, large feature windows and a sliding door by ID Systems create a bright and inviting space. The ground floor further benefits from Porcelanosa flooring and underfloor heating throughout, while the living room features a Stovax wood-burning stove and opens onto the rear terrace and garden, which enjoy amazing sunsets.
A striking Boston oak staircase and full-height polished plaster feature wall provide a contemporary focal point through the centre of the house. The first and second floors feature BerryAlloc flooring, with high-quality finishes continuing throughout the bedrooms and bathrooms.
The principal bedroom features built-in ceiling speakers, a Juliet balcony overlooking the rear garden and a large ensuite with designer bath enjoying countryside views, a 1.2m square rainfall shower, ceiling speakers, and underfloor heating.
The property has been thoughtfully designed for modern living, with a separate utility room, CAT 5 Ethernet cabling, networked Wi-Fi access points across each floor and the garden, app-controlled Lightwave lighting, Heatmiser heating controls and electric blinds. Further benefits include triple-glazed windows, electric Velux windows, Nest fire alarms, a high-security entrance door and 30-minute fire doors throughout. A terrace adjoining the house benefits from a full-width electric awning, while the garden also features external lighting, power points, and an irrigation system. Grass photos have been enhanced with AI.

4

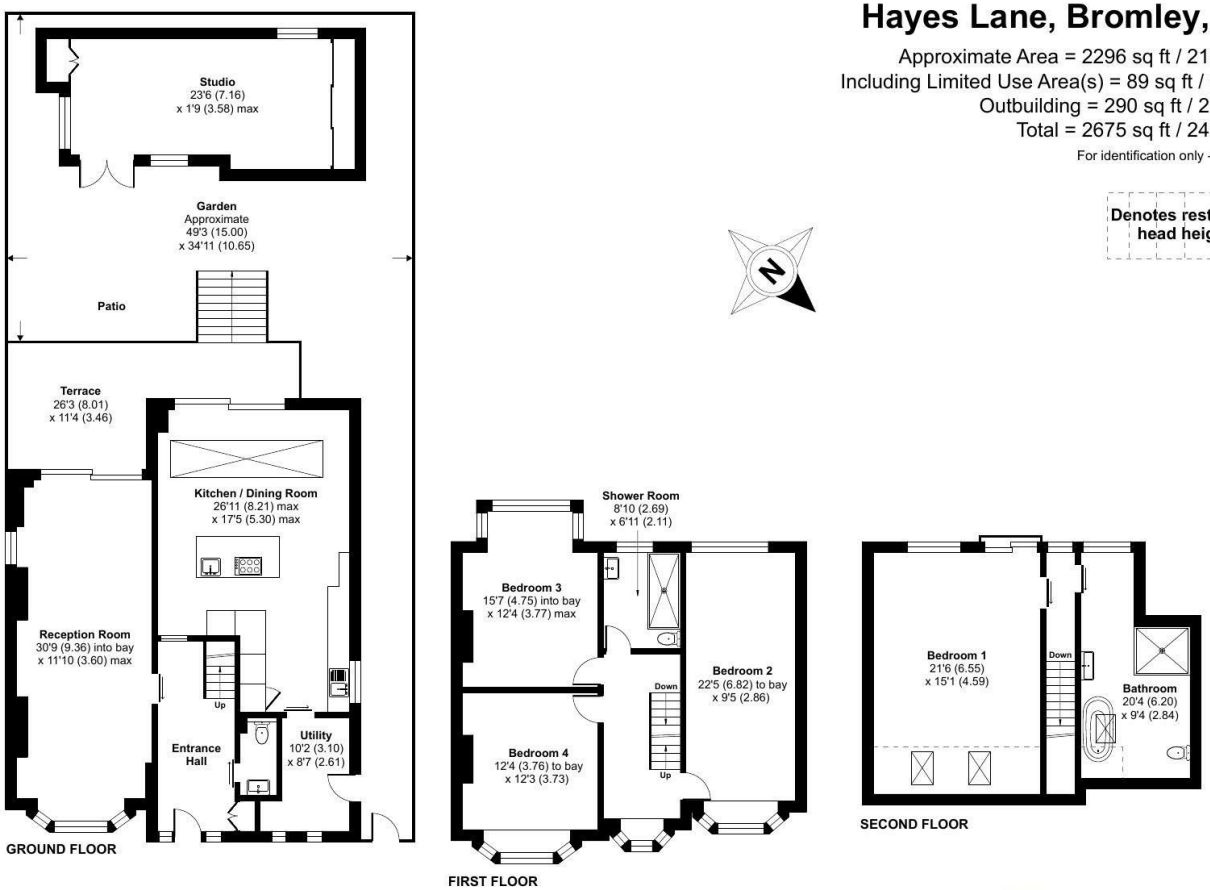
2

2

Hayes Lane, Bromley, BR2

Approximate Area = 2296 sq ft / 213.3 sq m
Including Limited Use Area(s) = 89 sq ft / 8.2 sq m
Outbuilding = 290 sq ft / 26.9 sq m
Total = 2675 sq ft / 248.5 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Withers & Curling. REF: 1523927

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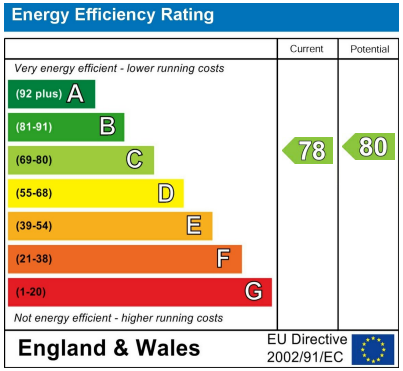
LOCAL AUTHORITY

TENURE
Freehold

EPC RATING
C

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



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

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