



GUIDE PRICE

**£425,000**

**Saville Row**  
, BR2 7DX

## PROPERTY SUMMARY

\*\*GUIDE PRICE £425,000 - £450,000\*\* CHAIN FREE - Excellent two bedroom terrace home - modern kitchen - walking distance to Hayes mainline station - off street parking and garage - private garden with a patio - close to Hayes High Street - excellent transport links to Bromley, Beckenham, Croydon and London - new modern bathroom - 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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#### Saville Row, BR2

Approximate Gross Internal Area  
(Including Garage)  
89.2 sq m / 960 sq ft

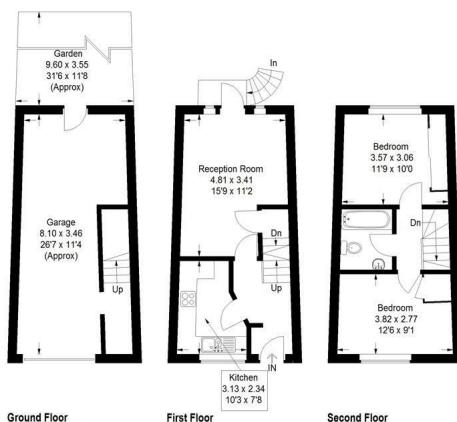
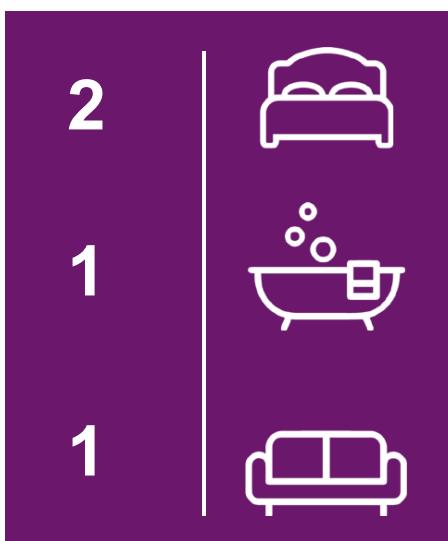


Illustration for identification purposes only,  
measurements are approximate, not to scale. (D568180)



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

**Sinclair**  **Hammerton**

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