



ASKING PRICE

£999,995

West Common Road

Hayes, BR2 7BX

PROPERTY SUMMARY

Offered to the market is this stunning extended 1930's FOUR bedroom semi detached home - situated within a stones throw of Hayes secondary school - decorated throughout to a high standard - walking distance to Hayes high street and station - ample off street parking - master bedroom with large walk in wardrobe - modern family bathroom - open planned kitchen with seperate dining room and fantastic space for entertaining - well maintained rear garden with an outside garden room/office - EPC - D

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.

4

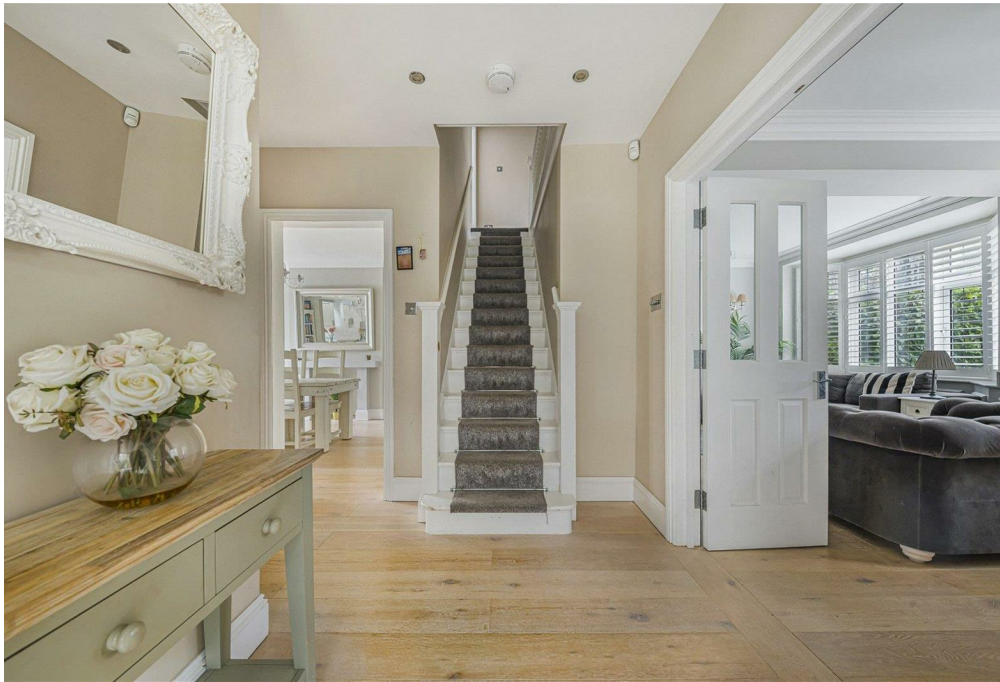


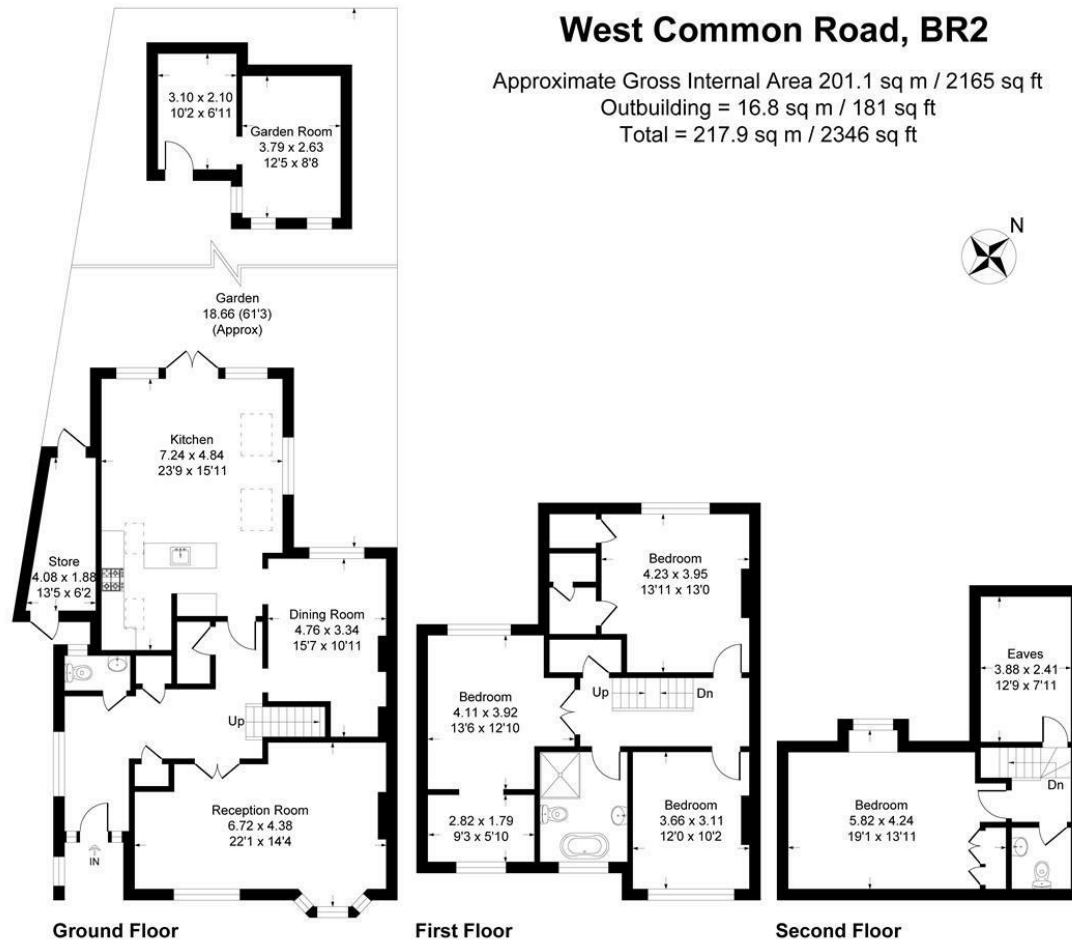
1



2







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

LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

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	

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  **Hammelton**

OFFICE ADDRESS

49 Station Approach
 Hayes
 Kent
 BR2 7EB

OFFICE DETAILS

020 8462 0360
infohy@sinclairhammelton.co.uk