



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 separate 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

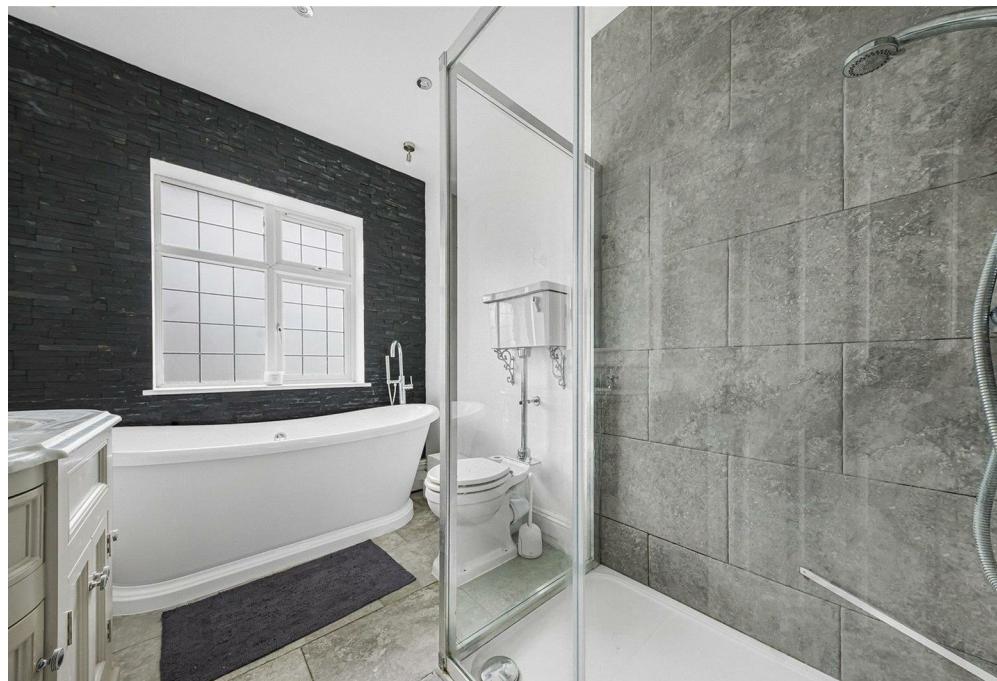


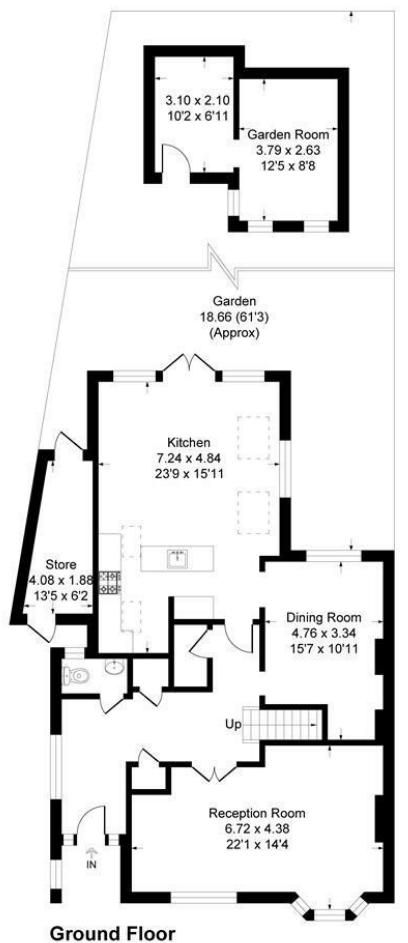
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

## West Common Road, BR2

Approximate Gross Internal Area 201.1 sq m / 2165 sq ft  
 Outbuilding = 16.8 sq m / 181 sq ft  
 Total = 217.9 sq m / 2346 sq ft

### 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		
EU Directive 2002/91/EC		
England & Wales		

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

### OFFICE ADDRESS

49 Station Approach  
 Hayes  
 Kent  
 BR2 7EB

### OFFICE DETAILS

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