



66 West Common Road
Hayes, BR2 7BX
£975,000 Freehold EPC: Band D

 **Maguire Baylis**



GUIDE PRICE £975,000 - £999,995 - Maguire Baylis are delighted to offer this stunning extended 1930s four-bedroom semi-detached family home, ideally positioned just moments from Hayes Secondary School and within easy reach of local amenities.

Finished to a high standard throughout, the property offers generous and versatile living space perfect for modern family life. The ground floor boasts an impressive open-plan kitchen, thoughtfully designed for both everyday living and entertaining, alongside a separate dining room providing additional space for hosting. Upstairs, the spacious master bedroom benefits from a large walk-in wardrobe, complemented by three further well-proportioned bedrooms and a stylish, modern family bathroom.

Externally, the home features ample off-street parking to the front and a beautifully maintained rear garden. To the rear, a superb garden room/home office offers the perfect solution for remote working or additional leisure space.

Located in Hayes, the property enjoys a prime suburban setting nestled between Bromley, West Wickham and Coney Hall. Excellent transport links into Central London are available from Hayes Station.

Hayes offers a vibrant selection of coffee shops, mini supermarkets, restaurants and a post office, with additional independent shops located in Old Hayes village along Hayes Street. The area also benefits from several attractive green spaces and a number of primary and secondary schools rated highly by OFSTED, making it an excellent choice for families.

- STUNNING EXTENDED FOUR BEDROOM HOME
- CLOSE PROXIMITY TO HAYES SECONDARY SCHOOL
- MODERN THROUGHOUT
- AMPLE OFF STREET PARKING
- WALKING DISTANCE TO HAYES OLD VILLAGE, HIGH STREET AND STATION
- STUNNING OPEN PLANNED KITCHEN
- GARDEN OFFICE
- CATCHMENT FOR EXCELLENT SCHOOLS
- CLOSE TO HAYES COMMON





West Common Road, BR2

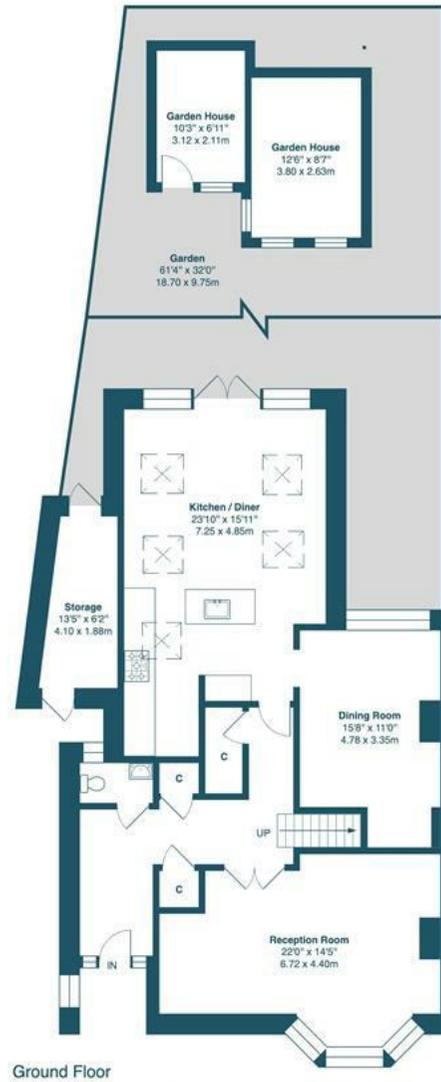
Approximate Gross Internal Area = 2168 sq ft / 201.4 sq m

Outbuilding Area = 181 sq ft / 16.8 sq m

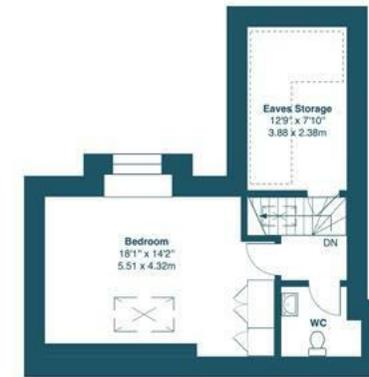
Total Area = 2348 sq ft / 218.2 sq m



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Ground Floor



Second Floor



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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ENTRANCE HALL

Tiled flooring, double glazed floor to ceiling window to side, opening to reception room, dining room, kitchen and cloakroom.

RECEPTION ROOM

Double glazed bay window to front, additional double glazed window to front, shutters over, full functional wood burner.

CLOAKROOM

W/c and wash hand basin.

DINING ROOM

Floor to ceiling double glazed window to rear, opening to kitchen.

KITCHEN

Impressive open planned kitchen/dining space with large double glazed windows to rear and side along with double glazed doors to garden. Range of bespoke wall and base fitted units with centre island.

MASTER BEDROOM

Double glazed windows to front with shutters over, doors opening to walk in wardrobe.

BEDROOM TWO

Double glazed window to rear, carpet, storage cupboard.

BEDROOM THREE

Double glazed window to front with shutters over, carpet.

FAMILY BATHROOM

Stunning four piece bathroom, roll top bath, walk in fitted

shower, wash hand basin and w.c, part tiled walls and tiled flooring.

BEDROOM FOUR

Double glazed window to rear, velux window to front, spot lighting, eaves storage.

GARDEN

Large patio area, lawned area leading to the garden room, side access to a store room leading to front.

GARDEN ROOM

Double glazed sash windows, power and light, wifi.

LOCATION

<https://w3w.co/vent.edgy.storm>

COUNCIL TAX BAND

London borough of Bromley council tax band - F



Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
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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.