

Sinclair  Hammelton



**£390,000**

**Burwood Avenue**

, BR2 7BH

## PROPERTY SUMMARY

Chain free - two double bedroom ground floor maisonette - private rear garden - catchment for Hayes primary and secondary schools - walking distance to Hayes station, high street and old village - large reception room - family bathroom - excellent bus links to Bromley - 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.

2



1



1





2  
1  
1

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

	<p><b>OFFICE ADDRESS</b> 49 Station Approach Hayes Kent BR2 7EB</p>	<p><b>OFFICE DETAILS</b> 020 8462 0360 infohy@sinclairhammelton.co.uk</p>
--	---	---