

Sinclair  Hammelton

GUIDE PRICE

**£600,000**

**Hurstdene Avenue**

, BR2 7JQ

## PROPERTY SUMMARY

GUIDE PRICE £600,000- £625,000.

Chain free - three bedroom semi detached house - set on a popular tree lined road - catchment for Hayes and Pickhurst schools - off street parking and garage - huge potential to extend STPP - walking distance to Hayes high street, station and old village - two reception rooms - large garden - 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.

3



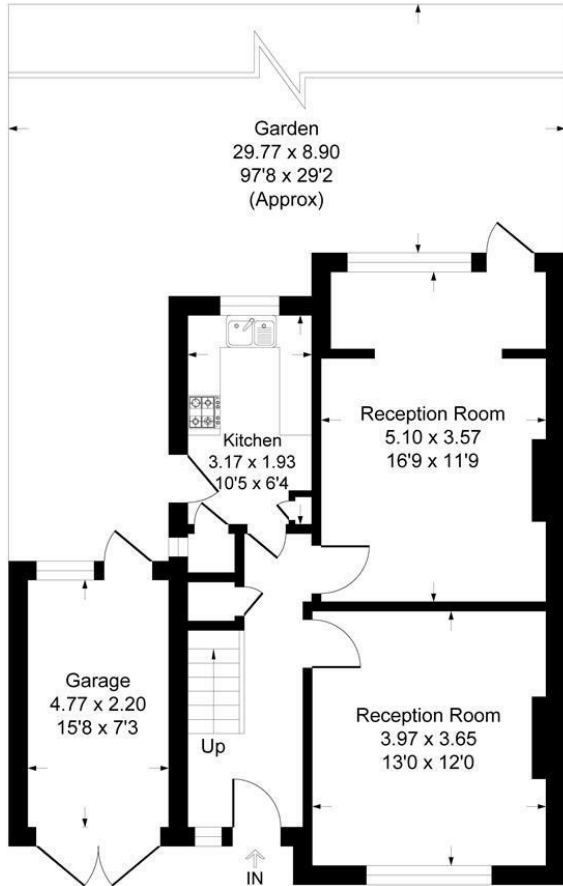
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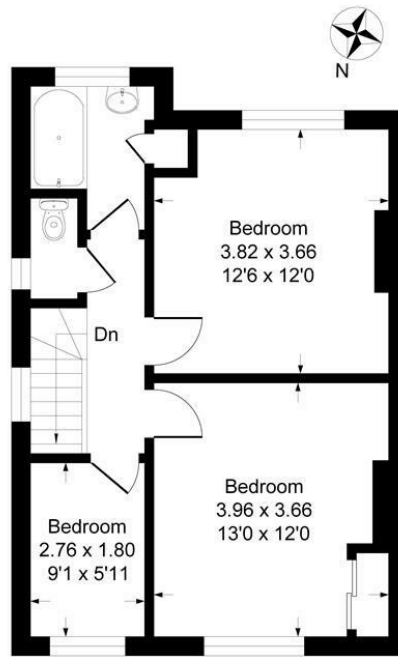




**Ground Floor**

**Hurstdene Avenue, BR2**

Approximate Gross Internal Area  
 94.7 sq m / 1020 sq ft  
 Garage = 10.4 sq m / 113 sq ft  
 Total = 105.2 sq m / 1132 sq ft



**First Floor**

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**  
 D

**COUNCIL TAX BAND**

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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



**OFFICE ADDRESS**

57 Station Approach  
 Hayes  
 Kent  
 BR2 7EB

**OFFICE DETAILS**

020 8462 0360  
 infohy@sinclairhammelton.co.uk