



GUIDE PRICE

**£800,000**

**West Common Road**

Hayes, BR2 7BY

## PROPERTY SUMMARY

Guide Price £800,000 - £850,000

'Deep End' is a unique detached property with direct access onto Hayes Common, set in a desirable location just off West Common Road, behind electric gates.

The ground floor comprises a large entrance hall with doors leading off to a dual aspect open plan living/dining room, separate bespoke Stoneham's fitted kitchen with integrated appliances, adjoining conservatory, double bedroom, separate WC and a family bathroom.

The stairs from the hallway leads to the lower ground floor comprising two further double bedrooms, the master bedroom has an en-suite bathroom, fitted wardrobes and direct access onto the private patio area, there is a further shower room and utility room.

Outside there is ample parking, a covered car port for several cars, and a large workshop. There are easily maintained flower beds set around the house and a timber garden shed.

The property is within the catchment area for the 'Outstanding' rated Hayes secondary and primary schools and a short distance to amenities and Hayes station.

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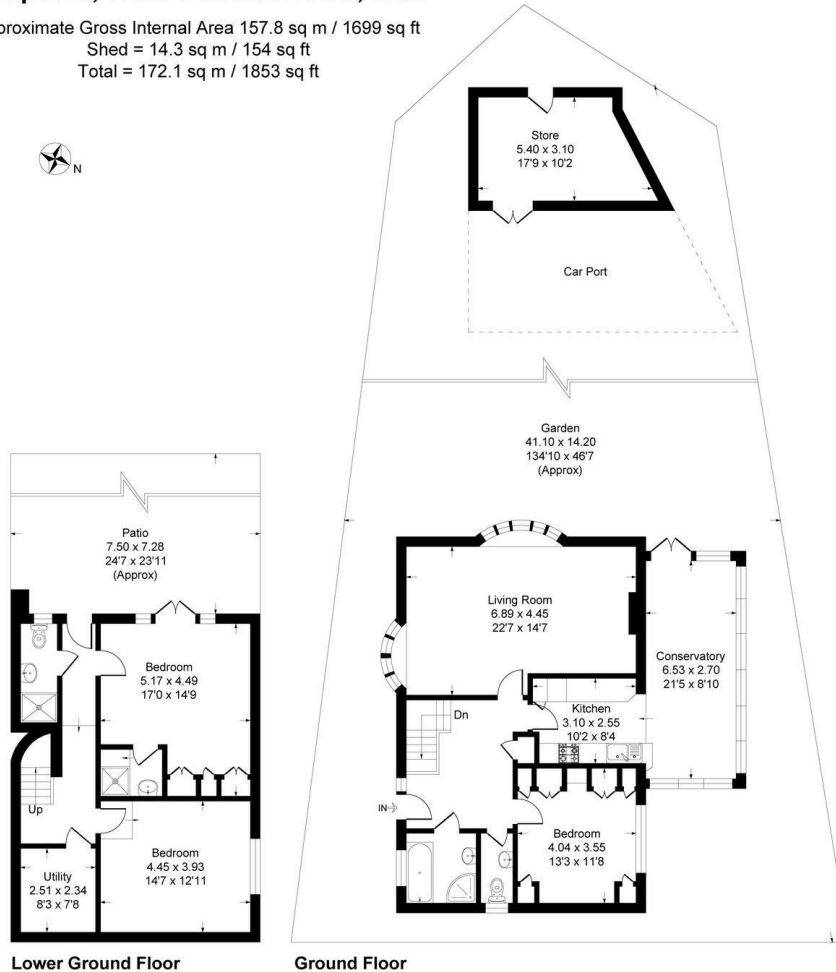
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## Deep End, West Common Road, BR2

Approximate Gross Internal Area 157.8 sq m / 1699 sq ft  
 Shed = 14.3 sq m / 154 sq ft  
 Total = 172.1 sq m / 1853 sq ft



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

E

## 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

57 Station Approach  
 Hayes  
 Kent  
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## OFFICE DETAILS

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