

Sinclair  Hammelton



GUIDE PRICE

£950,000

The Knoll

Hayes, BR2 7DH

PROPERTY SUMMARY

Situated on a highly sought-after residential road in the heart of Hayes, this well-presented three/four-bedroom family home offers spacious and versatile accommodation, ideal for modern family living. The property features an impressive extended kitchen/dining room, creating a superb space for entertaining and everyday life, together with a convenient ground-floor shower room.

Perfectly positioned within the catchment area for the highly regarded Hayes Primary and Hayes Secondary School, the property is also within easy walking distance of Hayes Station and the vibrant High Street, offering excellent transport links and a wide range of local amenities. Husseywell Park is just moments away, providing attractive open green space for families and outdoor enthusiasts to enjoy. Further benefits include flexible bedroom accommodation and potential to extend further, subject to the necessary planning permissions (STPP).

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..

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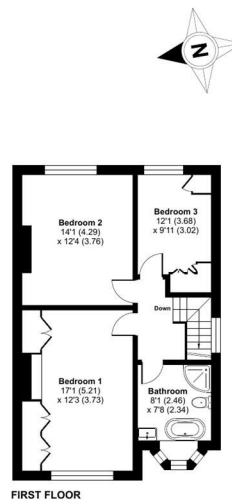
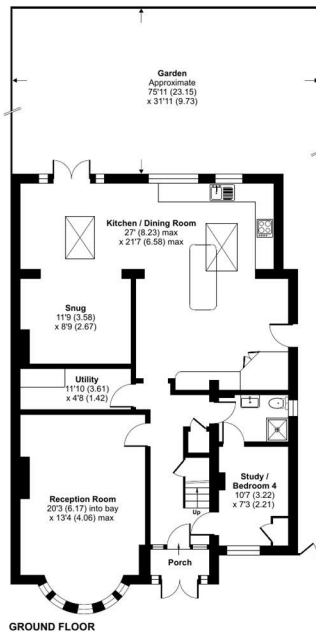






The Knoll, Hayes , BR2


Approximate Area = 1779 sq ft / 165.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Withers & Curling. REF: 1485572.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

EPC RATING: D COUNCIL TAX BAND: F

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

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