26 Hayes Wood Avenue

Hayes, BR2 7BL

£775,000 Freehold EPC: Band C

Maguire Baylis

GUIDE PRICE £775,000 - £800,000

A beautifully extended and refurbished three double bedroom, three bathroom family home, offering approximately 1,380 sq ft of spacious and versatile accommodation arranged over three floors, with a generous rear garden and off street parking.

Refurbished to a high standard throughout, the property combines contemporary style with practical family living. The ground floor features a welcoming reception room with bay window, a downstairs WC and an impressive 22ft kitchen/dining room, fitted with a modern range of units, integrated appliances, utility cupboard and bi-folding doors to the rear.

The first floor provides two double bedrooms both offering modern en-suites and walk in wardrobes, while the second floor offers a master bedroom, ensuite shower room and a Juliet balcony overlooking the garden.

Outside, the property benefits from a substantial rear garden measuring approximately 51'2" x 23'6", providing an excellent space for outdoor dining, entertaining and family activities. Newly laid lawn and a large decked patio area.

The property is situated on the popular Hayes Wood Avenue in Hayes, Bromley, a sought-after residential area known for its village atmosphere, excellent schools and attractive green spaces. Hayes offers a good selection of local shops, cafés, restaurants and everyday amenities, with further shopping and leisure facilities available in nearby Bromley.

Hayes Station is within easy reach, providing convenient rail connections into London, while excellent local bus services offer access to Bromley, West Wickham and surrounding areas. The area is also well placed for access to Hayes Common, offering extensive woodland and open spaces for walking and recreation.

An excellent opportunity to acquire a stylish, high-quality family home in a highly desirable Hayes location.

- EXENTED, REFUBISHED FAMILY HOME
- HIGH SPECIFICATION THROUGHOUT
- THREE DOUBLE BEDROOMS, THREE BATHROOMS
- OPEN PLAN KITCHEN WITH INTEGRATED APPLIANCES
- OFF STREET PARKING
- BEAUTFULLY LANDSCAPED REAR GARDEN
- CATCHMENT FOR HAYES PRIMARY AND SECONDARY SCHOOLS
- EXCELLENT ROOM SIZES THROUGHOUT
- WALKING DISTANCE TO HAYES STATION
- UNDERFLOOR HEATING

Hayes Wood Avenue BR2

Approximate Gross Internal Area
= 1380 sq ft / 128.1 sq m

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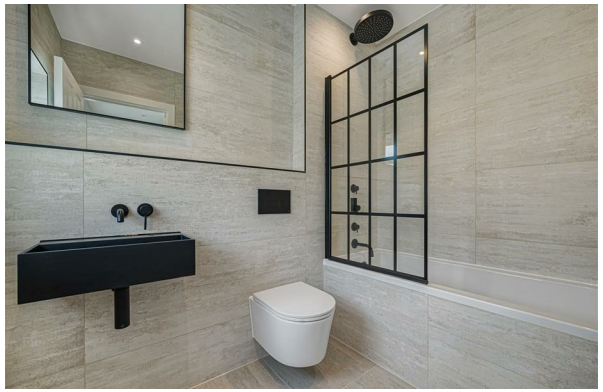
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix



COUNCIL TAX

London borough of Bromley council tax band - E

LOCATION

///torn.oval.snaps

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
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BR2 7EB

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The Property Ombudsman

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.