

136 Hayes Lane

Hayes, BR2 9EP

£795,000 Freehold EPC: Band C

Maguire Baylis







An impressive and thoughtfully extended four-bedroom family residence, ideally positioned in the highly sought-after Hayes area of BR2. Offering approximately 1,500 sq ft of versatile accommodation, generous outdoor space and excellent access to local schools, transport links and amenities, this attractive home presents an exceptional opportunity for modern family living.

The ground floor provides a well-balanced arrangement of living and entertaining spaces, comprising two reception rooms, a well-appointed kitchen, separate utility room and convenient shower room. The accommodation is both spacious and adaptable, with excellent scope to suit the demands of contemporary family life.

Upstairs, the property offers four well-proportioned bedrooms, a shower room and family bathroom. The layout provides an excellent balance of private bedroom accommodation and versatile space.

Externally, the property continues to impress, with a substantial rear garden offering an excellent setting for outdoor entertaining, children's play and relaxed family living. The property also benefits from a garage, adding valuable storage and practical convenience.

The location is a particular highlight. Hayes Station is within comfortable walking distance, providing convenient rail connections towards Central London, while Bromley South Station is also readily accessible. The vibrant high streets of both Hayes and Bromley offer an extensive choice of independent shops, cafés, restaurants and everyday amenities.

Hayes is renowned for its attractive residential surroundings, abundance of green spaces and strong selection of local schools. Families will appreciate the proximity to Hayes School, alongside a range of other well-regarded educational establishments, subject to individual admissions and catchment criteria.

- CHAIN FREE
- SUBSTANTIAL FOUR BEDROOM SEMI DETACHED HOME
- POTENTIAL TO EXTEND FURTHER STPP
- CATCHMENT FOR EXCELLENT HAYES PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO HAYES AND BROMLEY SOUTH MAINLINE STATIONS
- SIZEABLE REAR GARDEN
- AMPLE OFF STREET PARKING AND GARAGE
- UTILITY ROOM AND DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM AND SHOWER ROOM ON THE FIRST FLOOR
- CLOSE TO HAYES 'OLD VILLAGE'



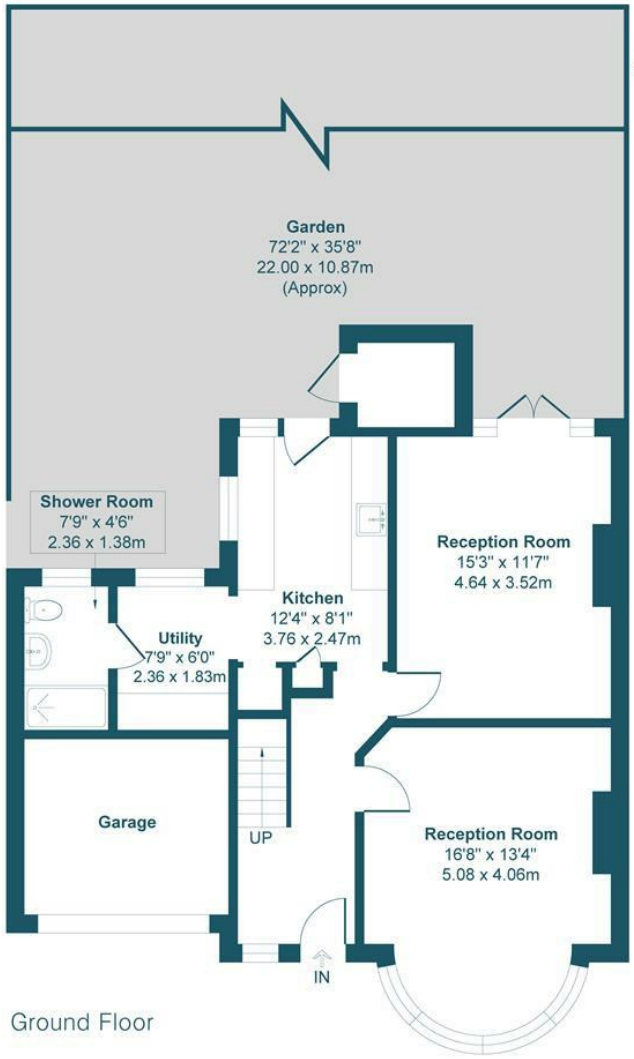




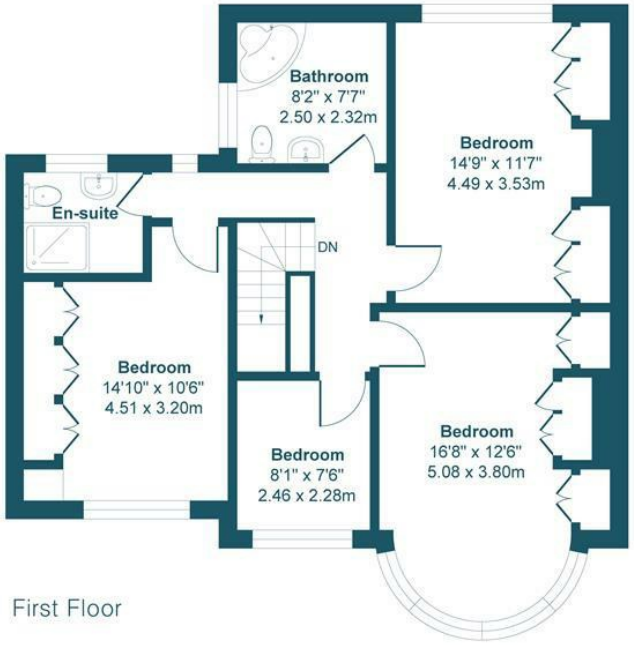
Hayes Lane BR2

Approximate Gross Internal Area = 1500 sq ft / 139.4 sq m

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Ground Floor



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







COUNCIL TAX

London borough of Bromley council tax band - F

LOCATION

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104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
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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.