

172 Hayes Lane

Hayes, BR2 9EL

£745,000 Freehold EPC: Band D

Maguire Baylis







Maguire Baylis are proud to present this attractive 1930's three-bedroom semi-detached family home, situated in a highly sought-after residential location, offering spacious and versatile accommodation with excellent potential to extend (STPP).

The property welcomes you with a spacious entrance hall, leading to a convenient cloakroom, two generous reception rooms, the front benefitting from stunning views of Hayes Farm, a fitted kitchen and utility area.

Upstairs, the first floor comprises three well-proportioned bedrooms, the master bedroom overlooking farmland, all served by a family bathroom with a separate WC, providing practical accommodation for a growing family.

Externally, the property enjoys a maintained rear garden, predominantly laid to lawn with mature shrubs and a patio area, creating an excellent space for outdoor dining and relaxation. To the front, off-street parking, side access to the rear garden and a detached garage.

Offering significant potential for further enlargement, subject to the necessary planning permissions, this is an exciting opportunity to create a substantial long-term family home.

Ideally positioned close to a range of local shops, bus routes, and highly regarded primary and secondary schools, including the Outstanding-rated Hayes School, the property also benefits from excellent transport links via Hayes and Bromley South stations, providing convenient access into Central London.

Early viewing is highly recommended to fully appreciate the space, location, and future potential this excellent family home has to offer.

- THREE BEDROOM 1930'S SEMI DETACHED HOUSE
- SITUATED IN THE CATCHMENT FOR HAYES PRIMARY AND SECONDARY SCHOOLS
- HUGE POTENTIAL TO EXTEND TO THE SIDE AND REAR STPP
- LARGE ROOM SIZES THROUGHOUT
- STUNNING VIEWS OVER HAYES FARM
- WALKING DISTANCE TO HAYES AND BROMLEY SOUTH STATIONS
- CLOSE TO SHOPS AND HIGH STREET
- SECLUDED GARDEN
- OFF STREET PARKING
- UTILITY ROOM



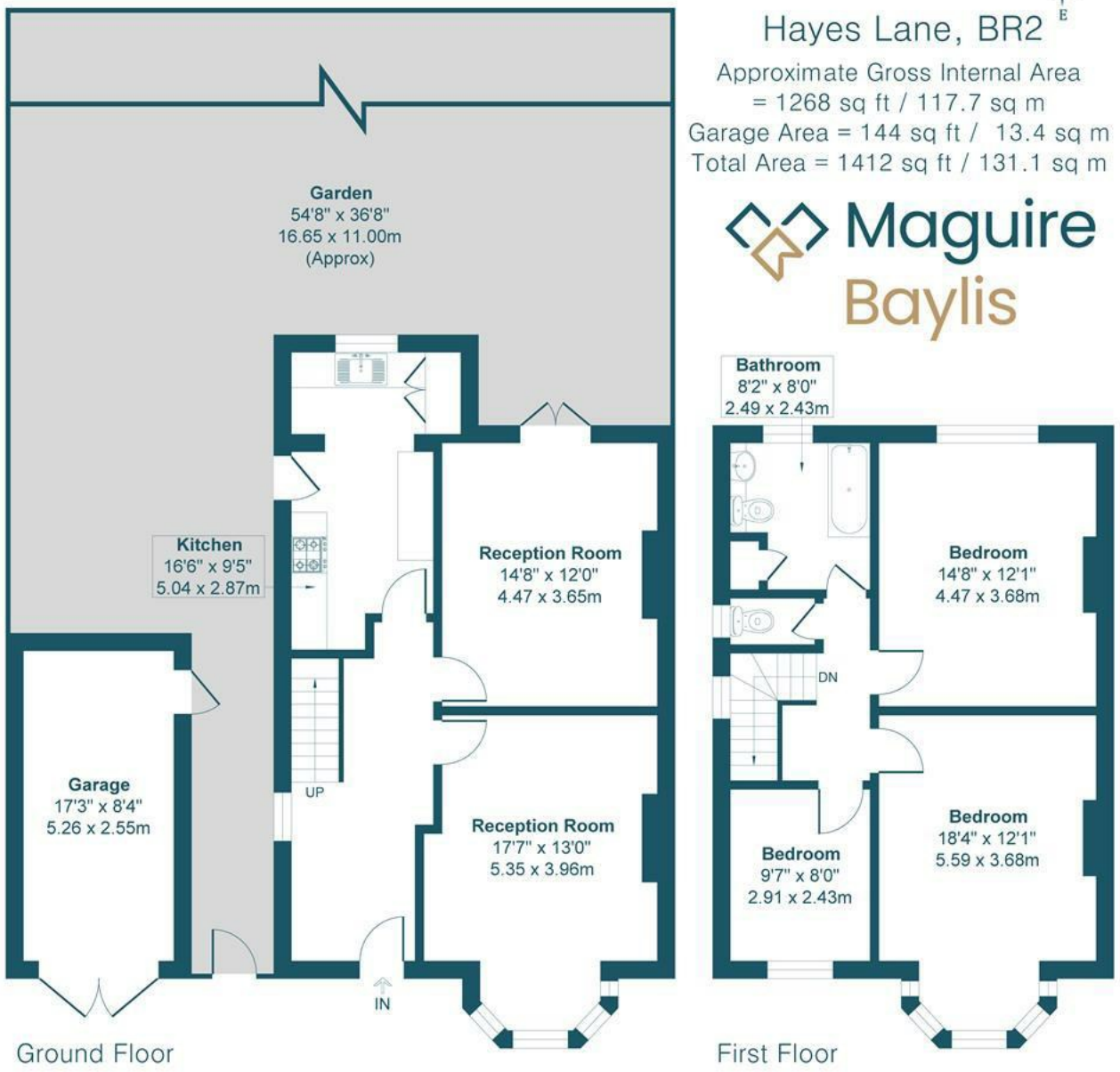




Hayes Lane, BR2

Approximate Gross Internal Area
= 1268 sq ft / 117.7 sq m
Garage Area = 144 sq ft / 13.4 sq m
Total Area = 1412 sq ft / 131.1 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 - F

LOCATION

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Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
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.