



217 Bourne Vale

Hayes, BR2 7LX

£750,000 Freehold EPC: Band C

 **Maguire Baylis**



GUIDE PRICE £750,000 - £775,000 Situated in a quiet cul-de-sac at the end of Bourne Vale in Hayes, this well-presented four bedroom semi-detached family home offers spacious and versatile accommodation in a highly sought-after residential location.

The property benefits from excellent transport connections with local bus routes (314 and 119) providing convenient access to Bromley South Station with fast services to London Victoria, as well as Hayes Station Approach, which offers a variety of shops, restaurants and pubs. The Glades Shopping Centre and leisure facilities are also easily accessible.

There are several popular green open spaces nearby, including Norman Park, Pickhurst Park, and Hayes Common, ideal for walking and outdoor recreation.

The area is also well served by highly regarded schools, including Pickhurst Infants and Juniors, Hayes Primary School, and Hayes Secondary School, all rated Outstanding by Ofsted.

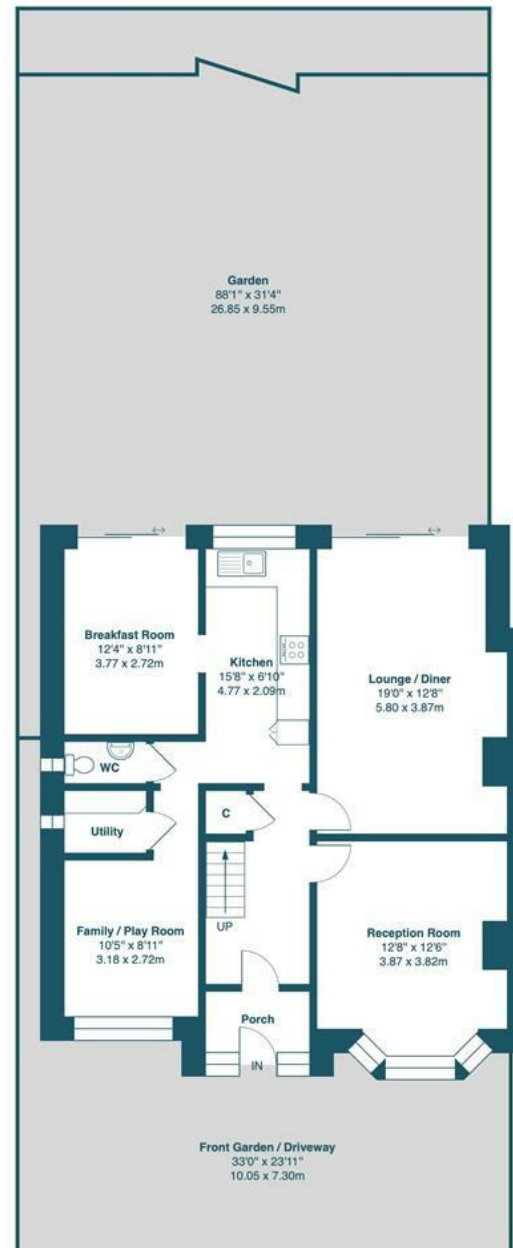
To the ground floor, the porch provides useful storage for coats and shoes and leads into the entrance hall. From here there is access to the front-facing dining room, featuring a bay window and a working fireplace. To the rear is a large extended lounge overlooking the garden, complete with a feature gas fireplace. The kitchen, fitted with a range of wall, base and drawer units, leads through to a breakfast room. The former garage has been converted to create a third reception room, along with a convenient downstairs cloakroom.

To the first floor there are three double bedrooms and one single bedroom, together with the family bathroom and a separate shower room.

To the rear is a delightful west-facing garden, mainly laid to lawn and ideal for relaxing or entertaining. The garden also features a summer house (with power) and a bar (with power), creating a great space for hosting guests.

To the front of the property there is off-street parking and a small lawned area.

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- QUIET CUL-DE-SAC LOCATION
- SPACIOUS AND EXTENDED LOUNGE OVERLOOKING THE REAR GARDEN
- FITTED KITCHEN LEADING TO BREAKFAST ROOM
- CONVERTED GARAGE PROVIDING THIRD RECEPTION ROOM
- WEST FACING REAR GARDEN WITH SUMMER HOUSE AND BAR
- OFF STREET PARKING
- CATCHMENT FOR PICKHURST AND HAYES SCHOOLS
- WALKING DISTANCE TO BROMLEY SOUTH STATION AND TOWN CENTRE
- CLOSE TO NORMAN PARK



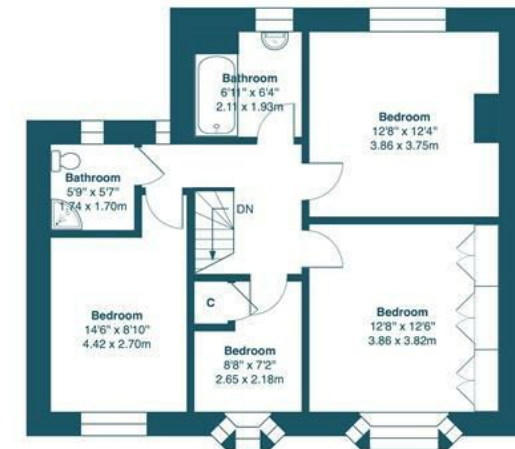
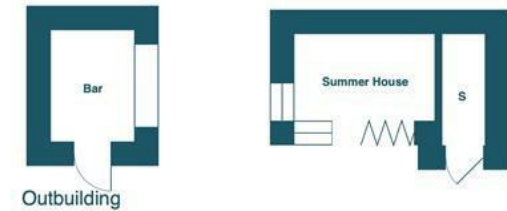
Ground Floor



Bourne Vale, BR2

Approximate Gross Internal Area = 1649 sq ft / 153 sq m

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First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,
shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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PORCH

Door to front, double glazed leaded windows to front.

ENTRANCE HALL

Stairs to landing, under stairs storage, doors to reception room and kitchen.

RECEPTION ROOM

Double glazed leaded bay window to front, carpet, feature fireplace.

LOUNGE/DINING ROOM

Double glazed sliding doors to rear, carpet, feature fireplace.

KITCHEN

Double glazed window to rear, L shaped kitchen with a range of wall and base units, opening to breakfast room.

BREAKFAST ROOM

Double glazed sliding door to rear, storage cupboard.

FAMILY ROOM/PLAY ROOM

Double glazed leaded window to front, carpet, door to utility room and cloakroom.

UTILITY ROOM

Wall and base units, plumbed for washing machine and tumble dryer.

CLOAKROOM

Frosted double glazed window to side, tiled flooring, w.c and wash hand basin.

MASTER BEDROOM

Double glazed leaded window to front, carpet, built in wardrobes.

BEDROOM TWO

Double glazed leaded window to front, carpet, door to ensuite.

ENSUITE

Double glazed window to rear, fully tiled, walk in shower, w.c and wash hand basin.

BEDROOM THREE

Double glazed window to rear, carpet.

BEDROOM FOUR

Double glazed leaded bay to front, carpet, used as a study.

FAMILY BATHROOM

Double glazed window to rear, fully tiled, enclosed bath, wash hand basin, w.c.

GARDEN

west-facing garden, mainly laid to lawn and ideal for relaxing or entertaining. The garden also features a summer house (with power) and a bar (with power), creating a great space for hosting guests.

PARKING

Ample off street parking to the front, paved driveway.

COUNCIL TAX

London borough of Bromley council tax band - F

LOCATION

<https://w3w.co/refuse.melt.begin>

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
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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.