



87 Baston Road

Hayes, BR2 7BS

£2,000,000 Freehold EPC: Band D

 **Maguire Baylis**



Built in 1880 is this historic and wonderfully charming detached Victorian home on Baston Road, occupying a substantial plot in a sought-after location, 87 Baston Road presents a rare opportunity to acquire an impressive six-bedroom family home with 4895 sq. ft. of versatile living accommodation.

Baston Road is one of Hayes' most desirable residential addresses, renowned for its attractive detached homes, leafy surroundings and excellent connectivity. Situated within the sought-after BR2 postcode, the property offers the perfect balance of suburban tranquillity and convenient access to Central London.

The area is particularly popular with families thanks to its outstanding selection of highly regarded schools, including Hayes Primary School and Hayes Secondary School, both within easy reach. Independent schools in nearby Bromley, Chislehurst and West Wickham further enhance the area's educational appeal.

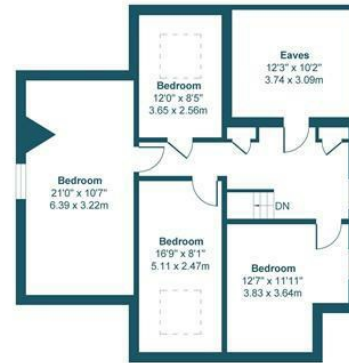
Everyday amenities are close at hand, with the charming Hayes Village offering an excellent selection of cafés, restaurants, independent shops, supermarkets and local services. For a wider range of retail and leisure facilities, Bromley Town Centre is just a short drive away, providing The Glades Shopping Centre, an extensive choice of restaurants, bars, cinemas and fitness facilities.

Commuters are exceptionally well served, with Hayes Station offering regular Southeastern services to London Bridge, Cannon Street and Charing Cross, making the area an excellent choice for those travelling into the City and West End. There are also convenient road links via the A21, A232 and M25, providing easy access across Kent, Surrey and London.

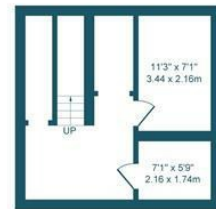
The area is surrounded by an abundance of green open spaces, including the beautiful Norman Park, High Elms Country Park, Hayes Common and Keston Common, offering miles of walking, cycling and recreational opportunities. Several highly regarded golf courses, sports clubs and leisure facilities are also nearby



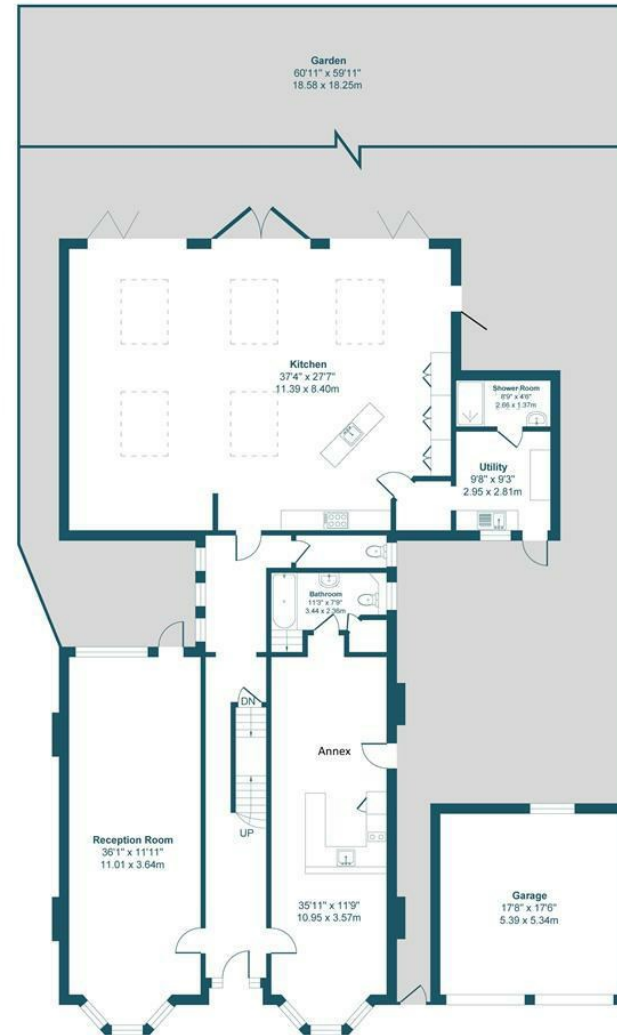
- GUIDE PRICE £2,000,000 - £2,200,000
- SUBSTANTIAL, DETACHED VICTORIAN HOME
- ANNEX WITH FULLY FITTED KITCHEN AND SHOWER ROOM
- STUNNING OPEN PLAN KITCHEN/LOUNGE WITH BI-FOLDING DOORS TO GARDEN
- CATCHMENT FOR HAYES PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO HAYES MAINLINE STATION
- CLOSE TO HAYES VILLAGE, COMMON AND HIGH STREET
- BUILT IN 1880 WITH A RICH HISTORY AND CHARMING FEATURES THROUGHOUT
- 4895 sq. ft. OF VERSITILE LIVING ACCOMMODATION
- AMPLE OFF STREET PARKING AND DOUBLE GARAGE



Second Floor



Cellar

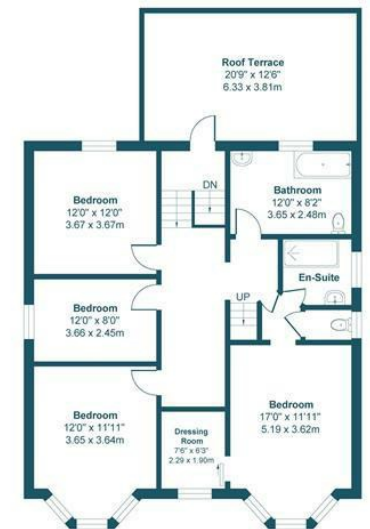


Ground Floor

Baston Road BR2
Approximate Gross Internal Area
= 4895 sq ft / 454.7 sq m
(Including Garage)



Maguire
Baylis



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



PROPERTY DESCRIPTION

Offering approximately 4,895 sq ft (454.7 sq m) of beautifully arranged accommodation, including the garage, this substantial detached family home combines generous proportions with flexible living spaces, making it ideal for modern family life and entertaining.

The ground floor is centred around a welcoming entrance hall leading to two impressive reception rooms one of which has been transformed in to a self contained annex, providing versatile spaces for formal entertaining, family relaxation or a home office. To the rear, an outstanding 37'4" x 27'7" open-plan kitchen, dining and family room forms the heart of the home, featuring extensive living space and direct access to the beautifully proportioned rear garden. A separate utility room, shower room and family bathroom add everyday convenience, while the integral garage provides secure parking and additional storage.

The basement level offers valuable additional accommodation, currently arranged as two versatile rooms, making it ideal for a home gym, cinema room, games room, wine cellar, hobby space or extensive storage, providing excellent flexibility to suit a variety of lifestyles.

The first floor hosts a superb principal bedroom suite with a dressing room and en-suite shower room, together with three further well-proportioned double bedrooms and a contemporary family bathroom. The second floor provides four additional bedrooms, offering exceptional flexibility for larger families, guests or home working, complemented by useful eaves storage.

Outside, the property enjoys an impressive rear garden measuring approximately 60 ft x 59 ft, creating a wonderful setting for outdoor entertaining, family enjoyment and landscaping. A roof terrace further enhances the outdoor space, providing an attractive elevated area to relax.

Combining approximately 4,895 sq ft of versatile accommodation across four levels, generous reception space, self contained annex, eight bedrooms, a substantial basement, expansive gardens and excellent family amenities, this outstanding residence presents a rare opportunity to acquire a truly exceptional home in a highly sought-after location.

COUNCIL TAX

London borough of Bromley council tax band - G

LOCATION

///valid.wizard.radio

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104 Beckenham Lane
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Bromley
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Hayes
49 Station Approach
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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.