29 Pickhurst Mead

Hayes, BR2 7QP

£950,000 Freehold EPC: Band E

Maguire Baylis

GUIDE PRICE £950,000 - £975,000 - Maguire Baylis are delighted to offer this chain free and rarely available extended detached three-bedroom family home, ideally situated on a popular residential road in Hayes, Bromley.

Beautifully presented throughout, this light and airy property offers well-balanced and versatile accommodation. The ground floor comprises a welcoming entrance hall, a front reception room recently decorated with newly laid Amtico flooring and shutters, a generous and extended second reception room ideal for dining or entertaining, a convenient downstairs cloakroom, and a spacious extended fitted kitchen/breakfast room with direct access to the rear garden.

Upstairs, there are three well-proportioned double bedrooms all of which have undergone stylish decorating, a family bathroom, and a separate WC.

Externally, the attractive landscaped rear garden extends to approximately 95ft and enjoys a high degree of seclusion. It features a patio area, well-maintained lawn, and a a stunning garden room with sliding door currently used as a gym/working from home office with hardwired Wifi and air-conditioning. To the front, the property benefits from ample off-street parking and an attached garage.

The home is conveniently located close to local shops, the High Street, and Hayes railway station, providing excellent transport links. It also falls within the catchment area for highly regarded schools, including Pickhurst Academy, Hayes Primary School and Hayes School.

Further benefits include planning permission granted for conversion of garage into habitable space and construction of two storey side and single storey rear extensions, loft conversion with rear dormers, rooflights and elevational alterations. - Planning Application 23/03568/FULL6

- DETACHED THREE BEDROOM FAMILY HOUSE
- CHAIN FREE SALE
- SITUATED IN A PREMIUM ROAD IN HAYES
- CATCHMENT FOR PICKHURST AND HAYES PRIMARY/SECONDARY SCHOOLS
- AMPLE OFF STREET PARKING AND GARAGE
- GARDEN ROOM WITH WIFI AND AIR CONDITIONING
- WELL APPOINTED FAMILY BATHROOM ** DOWNSTAIRS WC
- PLANNING PERMISSION GRANTED FOR EXTENSION
- DELIGHTFUL & SECLUDED 95' REAR GARDEN
- EASY REACH STATION APPROACH SHOPS

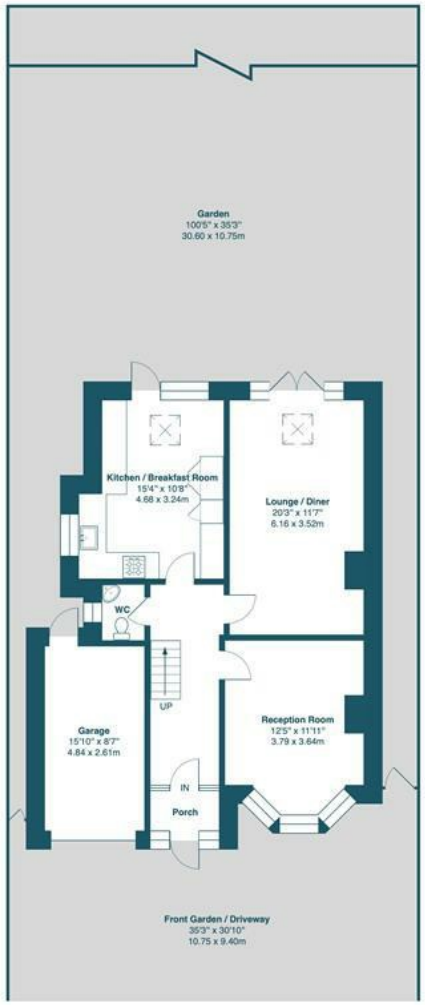
Pickhurst Mead, Hayes, BR2

Approximate Gross Internal Area = 1326 sq ft / 123.2 sq m

Outbuilding = 311 sq ft / 28.9 sq m

Garage Area = 165 sq ft / 15.3 sq m

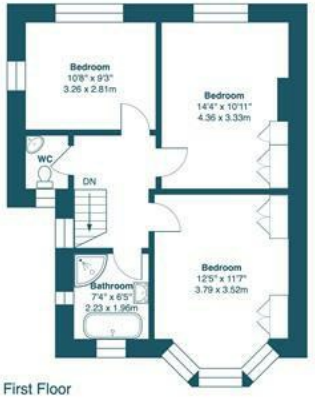
Approximate Total Area = 1756 sq ft / 163.1 sq m



Ground Floor

Maguire Baylis

Outbuilding



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
Double glazed door to front, double glazed windows to front.

ENTRANCE HALL

RECEPTION ROOM
Double glazed bay to front with newly fitted shutter.

DINING ROOM
Double glazed doors to rear, carpet.

KITCHEN
Double glazed door and window to rear, range of wall and base units, integrated appliances.

CLOAKROOM
W/c and wash hand basin.

MASTER BEDROOM
Double glazed bay to front with newly fitted shutters, newly laid flooring, newly installed fitted wardrobes.

BEDROOM TWO
Double glazed window to rear, newly laid carpet, newly installed fitted wardrobes.

BEDROOM THREE
Double glazed window to rear, newly laid flooring.

FAMILY BATHROOM
Double glazed frosted window to side and front, half tiled walls, tiled flooring, shower cubicle, roll top bath, wash hand basin, w.c, heated towel rail.

GARDEN
Patio, side access, lawned are and stepping stones leading to garden room, trees and shrubs surround.

GARDEN ROOM
garden room with sliding doors currently used as a gym/working from home office with hardwired Wifi and air-conditioning.

GARAGE
Up and over electric door, door to the rear for access to the garden.

LOCATION
https://w3w.co/sunk.slave.encounter

COUNCIL TAX
London borough of Bromley council tax band - G

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.