



52 Baston Road

Hayes, BR2 7BE

£650,000 Freehold EPC: Band B

 **Maguire Baylis**



GUIDE PRICE £650,000 - £675,000 Maguire Baylis are delighted to offer this stylish three-bedroom detached home built in 2020 offering modern living in a highly sought-after location in Hayes. This property benefits from off-street parking, a private landscaped garden, and thoughtfully designed interiors ideal for families and professionals alike.

This home features a bright open-plan kitchen and living area, with a bespoke media wall perfect for entertaining and everyday living. The contemporary kitchen is fitted with integrated appliances, creating a sleek and functional space. Three wonderfully decorated bedrooms on the first floor with bespoke built-in wardrobes to the master bedroom, a modern family bathroom with a walk-in shower completes the well-designed accommodation.

Ideally positioned within walking distance of Hayes mainline station, providing direct rail links to central London, including London Charing Cross and London Bridge, making commuting straightforward.

Families will appreciate being within the catchment area for the highly regarded Hayes School, rated "Outstanding" by Ofsted.

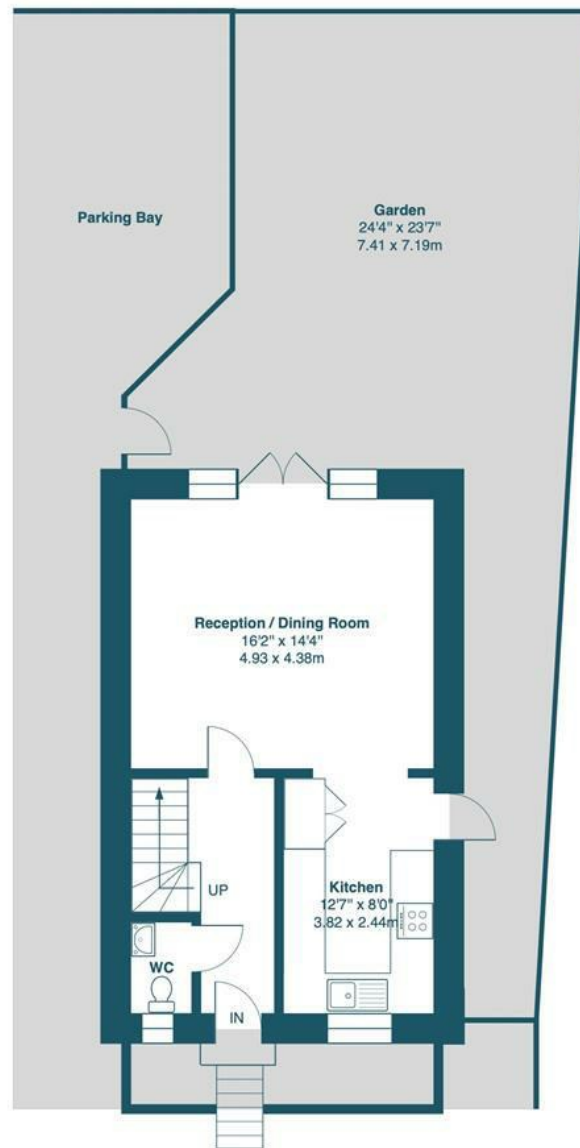
Further benefits include newly installed shutter blinds in most of the rooms, an alarm system, cloakroom and 5 years left on the structural guarantee.

Hayes is a modern suburban community located between Bromley, West Wickham, and Coney Hall. The area offers excellent amenities, with Station Approach providing a vibrant mix of coffee shops, mini-supermarkets, restaurants, and a post office. Additional local charm can be found in Old Hayes Village along Hayes Street.

Residents can also enjoy nearby green spaces including Hayes Common, along with surrounding woodland and excellent walking routes.



- THREE BEDROOM DETACHED HOUSE BUILT IN 2020
- CATCHMENT FOR HAYES PRIMARY AND SECONDARY SCHOOLS
- STUNNING REFUBISHMENT THROUGHOUT
- OFF STREET PARKING
- WALKING DISTANCE TO HAYES STATION, HIGH STREET AND OLD VILLAGE
- 5 YEARS LEFT ON STRUCTURAL GUARANTEE
- CLOSE TO HAYES COMMON
- OPEN PLANNED LIVING
- LANDSCAPED PRIVATE GARDEN



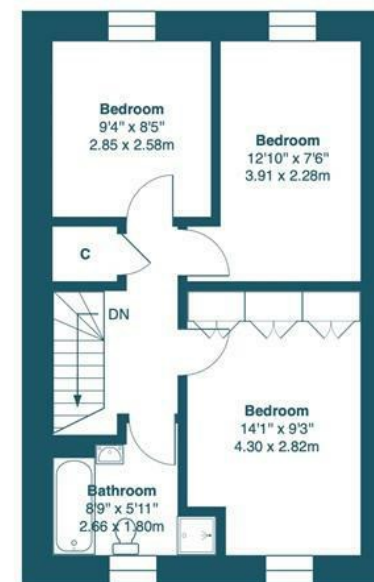
Ground Floor



Baston Road Hayes, BR2

Approximate Gross Internal Area:
1454 sq ft / 135.1 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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ENTRANCE HALL

Composite door to front, panelled walls, under stairs storage cupboard.

CLOAKROOM

Frosted double glazed window to front, wash hand basin and w.c.

KITCHEN

Double glazed window to front, double glazed door to side, U shape kitchen with range of wall and base units, plumbed for washing machine and dishwasher, integrated fridge/freezer, shutters blinds to front.

LOUNGE

Double glazed doors to rear, hand crafted media wall units.

MASTER BEDROOM

Double glazed window to front, shutter blinds, carpet, bespoke built in wardrobes.

BEDROOM TWO

Double glazed window to rear, shutter blinds, carpet.

BEDROOM THREE

Double glazed window to rear, shutter blinds, carpet.

FAMILY BATHROOM

Frosted double glazed window to front, walk in shower, bath, wash hand basin, w.c, fully tiled. shutter blinds.

GARDEN

Side access to parking, side access to the front of the house, patio area, lawned.



PARKING

Paved off street parking for 1 car.

LOCATION

///shirts.chained.cakes

COUNCIL TAX

London borough of Bromley council tax band E.

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

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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.