



9 Hayesford Park Drive
Bromley, BR2 9DA
£1,000,000 Freehold EPC: B

 **Maguire Baylis**



Stunning Mid-Century Detached Home – Beautifully Updated & Chain Free

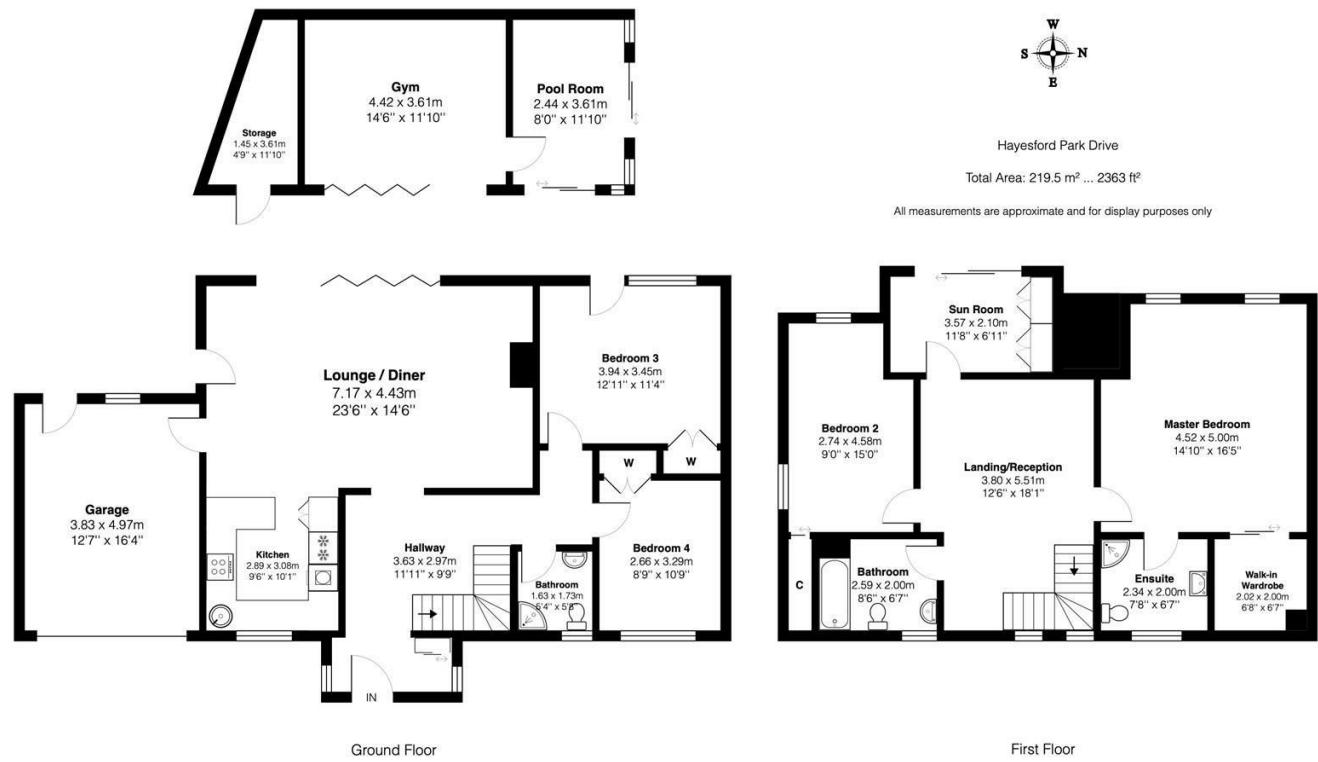
Guide Price: £1m – £1.1m. This exceptional five-bedroom detached residence has been extensively upgraded to provide a stylish and contemporary living space, perfectly suited for modern lifestyles. Immaculately presented throughout, the home offers a seamless blend of high-end finishes and practical features designed for comfort and convenience.

The impressive open-plan living area boasts a log burner and bi-fold doors leading to a delightful south-facing garden, creating an ideal space for entertaining. The high-specification kitchen features underfloor heating, while air conditioning throughout ensures year-round comfort.

With three luxurious bathrooms, a fully equipped gym complex, and a heated hydro pool/spa, this home offers a superb lifestyle experience. The property also benefits from a double garage, ample parking, an electric vehicle charge point, and solar panels for energy efficiency (EPC rating B).

Located on a sought-after road within easy reach of Bromley South Station, offering fast links into London, and within easy reach of excellent local schools, including Pickhurst Primary and the Hayes Schools.

- STUNNING DETACHED HOME – BEAUTIFULLY PRESENTED THROUGHOUT
- FIVE BEDROOMS/THREE LUXURIOUS BATHROOMS
- IMPRESSIVE LIVING AREA WITH BI-FOLDS TO REAR
- HIGH END KITCHEN WITH UNDERFLOOR HEATING
- AIR CONDITIONING THROUGHOUT
- FULLY EQUIPPED GYM COMPLEX AND HEATED HYDRO POOL/SPA
- DELIGHTFUL SOUTH FACING GARDEN
- DOUBLE GARAGE – PARKING FOR SEVERAL VEHICLES. ELECTRIC CHARGE POINT
- SUPER ROAD – CLOSE TO BROMLEY SOUTH
- EPC – BAND D



ENTRANCE LOBBY

Part glazed front door; feature glass block window to side; tiled flooring; fitted storage units with space for hanging coats and shoe storage.

HALLWAY

11'10 x 9'8 (3.61m x 2.95m)

Light oak open tread turning staircase to first floor.

GROUND FLOOR WC/SHOWER ROOM

Window to front; luxuriously appointed suite comprising corner shower cubicle; WC; fitted wash basin/vanity storage; fully tiled walls and flooring; heated towel rail.

LIVING ROOM

23'6 x 14'7 (7.16m x 4.45m)

Bi-folding doors to rear leading to garden; further glazed door to side; feature stone clad chimney breast with recessed wood burner and tiled feature hearth; solid wood floor; air conditioning/heat pump unit; open plan to:

KITCHEN AREA

10'1 x 9'5 (3.07m x 2.87m)

A beautifully appointed kitchen fitted with a comprehensive range of white gloss wall and base units with a full range of integrated appliances. Double glazed window to front; underfloor heating.

BEDROOM 3

12'11 x 11'3 (3.94m x 3.43m)

Double glazed window and door to rear leading to the garden; solid wood flooring; built-in double wardrobes; air conditioning/heat pump unit.

BEDROOM 4

10'9 x 8'8 (3.28m x 2.64m)

Double glazed window to front; built-in double wardrobe; air conditioning/heat pump unit.

FIRST FLOOR LANDING/RECEPTION AREA

18' x 12'5 overall (5.49m x 3.78m overall)

A lovely space featuring glass block window to rear plus two double windows to front; wood flooring; doors to all rooms.

BEDROOM 1

15' x 14'8 (4.57m x 4.47m)

Sloping ceiling to rear with two large Velux skylight windows; glass block feature window to side; air conditioning/heat pump unit; solid wood flooring; built-in double wardrobe.

WALK-IN WARDROBE

6'8 x 6'7 (2.03m x 2.01m)

Wood flooring; range of fitted hanging space/drawer unit and shelving.

EN SUITE

Double glazed window to front; luxuriously appointed suite comprising fitted corner shower unit; WC; fitted wash basin/vanity storage; fully tiled walls and flooring; heated towel rail.

BEDROOM 2

15'1 x 9' (4.60m x 2.74m)

Double glazed window to side plus large Velux skylight window to rear; solid wood flooring; built-in double wardrobe with sliding door.

STUDY/BEDROOM 5

10' (to fitted unit) x 6'10 (3.05m (to fitted unit) x 2.08m)

Sliding door to rear opening on Juliet balcony to rear with glass balustrade; fitted storage unit housing fold-out double bed.

BATHROOM

Double glazed window to front; luxuriously appointed suite comprising bath with built-in shower over; WC; fitted wash basin/vanity storage; fully tiled walls and floor; heated towel rail.

REAR GARDEN

57'4" x 55'9" (17.5 x 17m)

A delightful rear garden providing a lovely south facing sunny aspect. A large, raised decked patio runs the full width of the property and leads down to decked pathways on both side of a main central lawn towards the gym/pool at the rear. There is a useful paved side area to house the waste bins, plus a gate to the front. Recessed LED deck lighting. Lockable garden shed to rear.

JET-SPA POOL

Heated hydro jet pool/spa. Electric retractable awning (which can provide a fully enclosed pool area). LED deck lighting.

GARDEN/POOL ROOM

11'9 x 8'1 (3.58m x 2.46m)

Double glazed sliding doors to two sides; wood flooring; door to gym room.

FULLY EQUIPED GYM

14'4 x 11'8 (4.37m x 3.56m)

Bi-folding doors to garden; wood flooring; air conditioning unit; comprehensive range of gym equipment for tenants to enjoy.

GARAGE/PARKING

16'3 x 13' (4.95m x 3.96m)

Integral double garage; electric up and over door; double glazed door and window to rear; light and power; unit for built-in vacuum. There is a large driveway to the front providing off street parking for several vehicles plus a car charge point.

COUNCIL TAX

London Borough of Bromley - Band F

ADDITIONAL INFORMATION

There are solar panels installed on the property. The owners advise these can produce up to approx. 40kw/day.

LOCATION

What3words: ///Fuel.type.tunnel



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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.