



22 Dartmouth Road

Hayes, BR2 7NE

£925,000 Freehold EPC: Band E

 **Maguire Baylis**



Maguire Baylis are proud to present this exceptional five-bedroom family residence, offering an impressive blend of space, style, and modern sophistication.

Designed with contemporary living in mind, the ground floor showcases a stunning open-plan kitchen and dining space with bi-folding doors leading to the garden, perfectly suited for both elegant entertaining and relaxed family life. A separate, beautifully appointed living room, while a versatile bedroom or home office with its own ensuite, along with a well-equipped utility room, completes the ground floor accommodation.

The first floor hosts three generously sized double bedrooms and a further single bedroom, alongside a stylish family bathroom featuring a shower over the bath. The principal bedroom is a true highlight, boasting fitted wardrobes and a sleek private ensuite.

Externally, the property continues to impress with a private driveway and a thoughtfully landscaped rear garden. Featuring contemporary decking, low-maintenance artificial lawn, and a practical storage shed, the outdoor space is perfectly designed for both entertaining and unwinding.

Ideally positioned for the charming amenities of Hayes Village, residents can enjoy an excellent selection of boutique shops, cafés, and restaurants along Hayes High Street. The property also falls within the catchment of an Ofsted-rated Outstanding secondary school, making it an ideal choice for families. Superb transport connections from Hayes Station and Bromley South provide swift and convenient access into Central London.

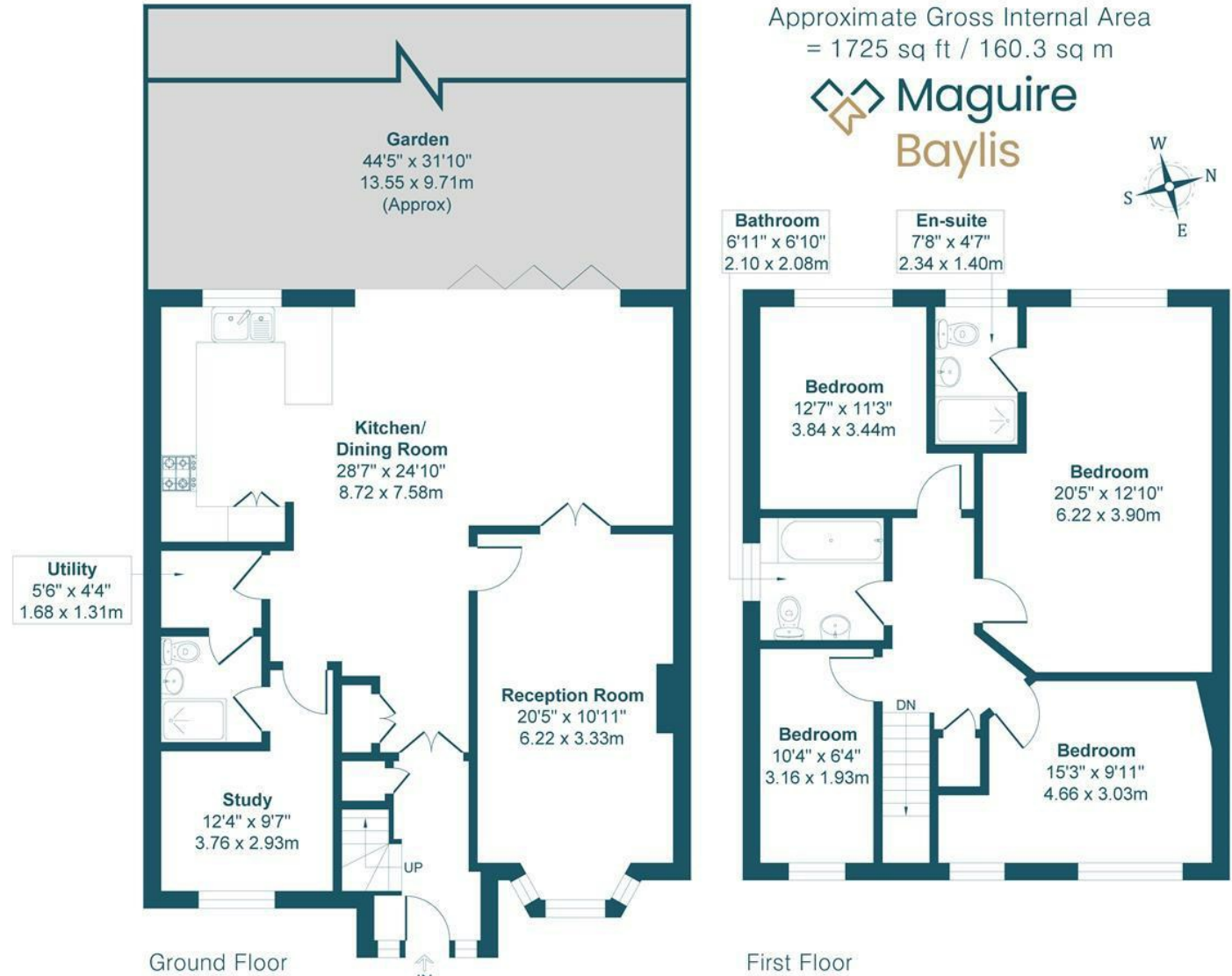
- CHAIN FREE
- EXCEPTIONAL FIVE BEDROOM SEMI DETACHED HOUSE
- FAMILY BATHROOM, ENSUITE AND DOWNSTAIRS SHOWER ROOM
- CATCHMENT FOR EXCELLENT LOCAL HAYES PRIMARY AND SECONDARY SCHOOLS
- FANTASTIC GARDEN
- HIGH SPECIFICATION THROUGHOUT
- OFF STREET PARKING
- UTILITY ROOM
- WALKING DISTANCE TO STATION
- POPULAR RESIDENTIAL ROAD



Dartmouth Road, Bromley, Kent, BR2

Approximate Gross Internal Area
= 1725 sq ft / 160.3 sq m

**Maguire
Baylis**



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



COUNCIL TAX

London borough of Bromley council tax band - D

LOCATION

///pets.item.precautions



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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.