



37 Baston Road

Hayes, BR2 7BD

£700,000 Freehold EPC: Band C

 **Maguire Baylis**



Maguire Baylis are delighted to present this stylish three-bedroom semi-detached home in the sought-after Hayes school catchment, offering modern living and excellent commuter links.

The property has been tastefully refurbished and features a spacious contemporary kitchen/diner extension with a separate utility room, a landscaped rear garden with a decking area, off-street parking for two cars., three lovely bedrooms with bespoke fitted wardrobes and a newly fitted modern bathroom. Further benefits also include shutter blinds, a functional log burner in the front reception room and a downstairs cloakroom.

Ideally located within walking distance of Hayes Station, providing direct services to London Bridge and Charing Cross. Also close to Hayes Old Village and the high street, with a great selection of shops, restaurants, pubs, and everyday amenities.

Hayes is a popular suburban location between Bromley, West Wickham, and Coney Hall, known for its green spaces, strong community feel, and highly regarded schools.

- STYLISH THREE BEDROOM SEMI
- CATCHMENT FOR HAYES PRIMARY AND SECONDARY SCHOOLS
- LANDSCAPED FRONT AND REAR GARDENS
- OFF STREET PARKING FOR TWO CARS
- WALKING DISTANCE TO HAYES VILLAGE AND HAYES COMMON
- CLOSE TO HAYES STATION AND HIGH STREET
- OPEN PLANNED KITCHEN
- SEPARATE UTILITY ROOM
- STUNNING FEATURES THROUGHOUT
- NEWLY FITTED MODERN BATHROOM





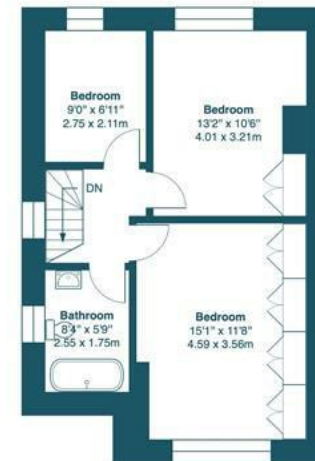
Ground Floor



Baston Road, BR2

Approximate Gross Internal Area:
1172 sq ft / 108.9 sq m

 Maguire Baylis



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

Enclosed porch with double glazed doors and windows.

ENTRANCE HALL

Stained glass window to side, stairs to landing, under stairs cupboard, doors to reception room, cloakroom, utility room and kitchen/diner.

RECEPTION ROOM

Double glazed bay window to front, shutter blinds over, fully functional wood burner.

KITCHEN/DINER

Double glazed french doors to rear, L shaped wall and base fitted units with centre island, sky lights, large dining space.

CLOAKROOM

Double glazed frosted window to side, part tiled walls, wash hand basin, w.c.

UTILITY ROOM

Walls units, plumbed for washing machine and tumble dryer.

MASTER BEDROOM

Double glazed window to front, shutter blinds over, bespoke floor to ceiling fitted wardrobes.

BEDROOM TWO

Double glazed window to rear, shutter blinds over, bespoke floor to ceiling fitted wardrobes.

BEDROOM THREE

Double glazed window to rear, wood flooring.

BATHROOM

Frosted double glazed window to side, shutter blind over, fully tiled, wash hand basin with vanity unit above, w.c, fitted bath tub with shower and screen over, heated towel rail.

GARDEN

Large decking area leading to low maintenance artificial grass lawn. Patio area at the rear of the garden with gate access to parking and a bespoke fitted outdoor BBQ area. To the front a stylish white picket fence and further artificial lawned area.

PARKING

Off street parking for two cars at the rear of the property access via a lane to the side of the property.

LOCATION

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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.