



Maguire
Baylis
maguirebaylis.com
020 8464 9952
• FOR SALE •

36 Hayes Wood Avenue
Hayes, BR2 7BL
£525,000 Freehold EPC: Band D

 Maguire Baylis



Offered to the market for the first time in over 60 years, is this chain free two bedroom 1930s semi-detached home.

The property is conveniently located within close proximity to a range of well-regarded primary and secondary schools in Hayes, as well as the local shops and amenities of Hayes Village.

The accommodation is great and offers a fantastic front reception room with a wonderful bay window, a good sized kitchen, large entrance hall, two double bedrooms and family bathroom.

Externally, the home benefits from off-street parking and a generous rear garden, complete with a summer house and garage.

This house has huge potential to modernise what is already there or extend to the rear and loft subject to the necessary planning permission, which would create a stunning family home.

For commuters, Hayes railway station offers direct services to London Charing Cross, Waterloo East railway station, and London Bridge station. The 119 bus service also provides convenient connections to Bromley High Street, The Glades, and Bromley South railway station, where fast trains run to London Victoria station.

Hayes Wood Avenue is a highly desirable residential road located close to Hayes Common, offering beautiful green space and scenic countryside walks through Hayes and Keston.



- CHAIN FREE
- TWO BEDROOM SEMI DETACHED HOUSE SITUATED ON A TREE LINED ROAD
- POTENTIAL TO EXTEND STPP
- CATCHMENT FOR HAYES PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO HAYES STATION, OLD VILLAGE AND HIGH STREET
- GENEROUS REAR GARDEN
- DETACHED GARAGE
- FRONT RECEPTION ROOM WITH BAY WINDOW
- PRIME RESIDENTIAL ROAD



Hayes Wood Avenue, BR2

Approximate Gross Internal Area
= 690 sq ft / 64.1 sq m



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



ENTRANCE HALL

Double glazed bay window to side, door to reception room and kitchen.

RECEPTION ROOM

Double glazed bay window to front, feature fireplace.

KITCHEN

Double glazed window and door to rear, range of wall and base units, cupboard housing boiler, larder cupboard.

MASTER BEDROOM

Double glazed bay window to front, built in cupboard for storage.

BEDROOM TWO

Double glazed window to rear, built in cupboard for storage.

FAMILY BATHROOM

Frosted double glazed window to rear, bath with shower head over, w.c, wash hand basin.

GARDEN

Generous garden mainly laid to law, side access, door leading to garage.

PARKING

Shared paved driveway leading to access to the garage.

COUNCIL TAX

London borough of Bromley council tax band - D

LOCATION

///poet.lived.unit



Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



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.