



1 Ridgeway  
Bromley, BR2 7DF

**£825,000 Freehold EPC: Band D**

 **Maguire Baylis**





Situated on one of Hayes' most desirable roads, this attractive three-bedroom semi-detached home is ideally positioned within walking distance of Hayes station and the local high street.

The property falls within the catchment area for highly regarded Hayes primary and secondary schools and offers excellent potential to extend to the side and rear, subject to the necessary planning permissions (STPP).

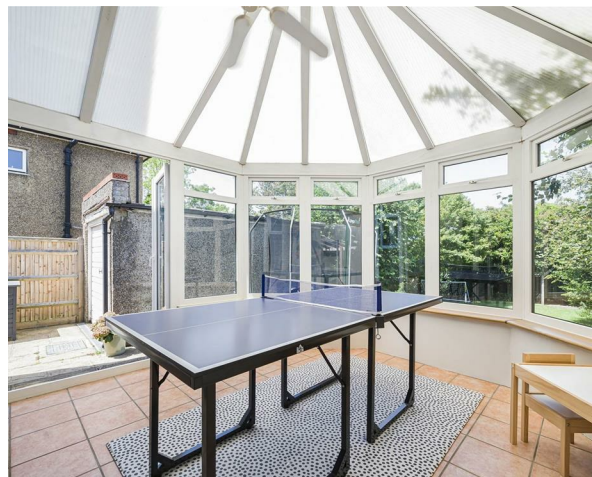
The ground floor features a welcoming entrance hall leading to a bright and spacious 15'1" reception room with a charming bay window. To the rear, a generous dining room provides an ideal space for family meals and entertaining, with direct access to a light-filled conservatory overlooking the garden. The separate fitted kitchen enjoys views of the rear garden and is conveniently located next to a guest WC. Outside, the property benefits from an impressive 64' rear garden, offering excellent outdoor space, along with a detached garage.

Upstairs, the first floor comprises three well-sized bedrooms, including two spacious doubles measuring approximately 15' x 11'8", and a comfortable third bedroom ideal as a child's room, guest room, or home office. A modern family bathroom completes the accommodation.

Further benefits include off-street parking, a detached garage, and easy access to local parks and the open green spaces of Hayes Common.

Hayes is a popular suburban area located between Bromley, West Wickham and Coney Hall, offering excellent transport connections into Central London via Hayes railway station.

The vibrant Station Approach provides a range of amenities including cafés, supermarkets, restaurants and a post office, while the historic Old Hayes village area on Hayes Street offers a selection of independent local shops. Residents also enjoy access to several green open spaces, including Hayes Common, and benefit from a number of highly rated primary and secondary schools in the area.



- RARELY AVAILABLE THREE BEDROOM HOME
- SITUATED ON A SOUGHT AFTER ROAD
- CLOSE TO HAYES STATION AND HIGH STREET
- CATCHMENT FOR HAYES PRIMARY AND SECONDARY SCHOOLS
- OFF STREET PARKING
- DETACHED GARAGE
- POTENTIAL TO EXTEND STPP
- CLOSE TO LOCAL PARKS AND HAYES COMMON
- FANTASTIC SECLUDED REAR GARDEN



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 - E

### LOCATION

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104 Beckenham Lane  
Shortlands  
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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.