

Sinclair  Hammelton



GUIDE PRICE

**£600,000**

**Cherry Walk**

, BR2 7LT

## PROPERTY SUMMARY

**\*\*GUIDE PRICE £600,000 - £625,000\*\*** Fantastic opportunity to purchase this chain free two-bedroom semi-detached home, situated within the catchment of Hayes primary and secondary schools.

The property has huge potential to extend and create a larger family home subject to planning permission.

Internally the property comprises; front reception room, dining room, fitted kitchen, downstairs w/c, two double bedrooms with fitted wardrobes and a family bathroom.

Externally there is a mature rear garden, off street parking to the front and a garage.

Further benefits include, walking distance to Hayes station, high street and old village.

Hayes is a modern suburban area nestled between Bromley, West Wickham and Coney Hall with excellent transport links into Central London

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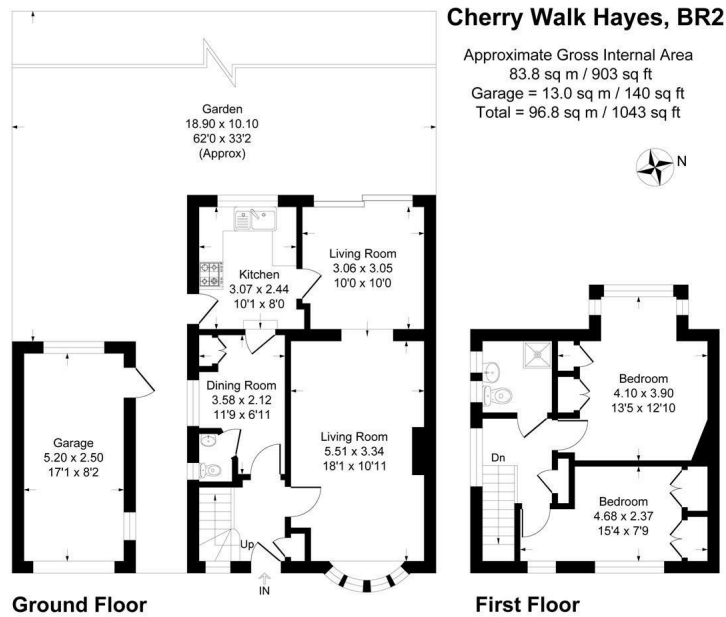
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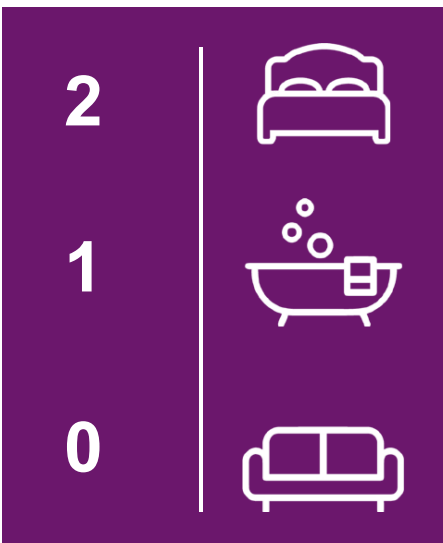
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC RATING: COUNCIL TAX BAND:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**OFFICE ADDRESS**  
3a Station Approach  
Hayes  
Kent  
BR2 7EQ

**OFFICE DETAILS**  
020 8462 0360  
infohy@sinclairhammelton.co.uk