

Sinclair  Hammelton

PRICES FROM

**£1,500,000**

**Off Baston Road**

Hayes, BR2 7BS

## PROPERTY SUMMARY

Prices From £1,500,000

A choice of two remaining brand new five bedroom detached family homes offering superb living space over three floors, situated within a quiet community opposite Hayes Common.

The heart of the home is undoubtedly the spacious kitchen/dining family room, fitted with bespoke Kreider kitchen, feature island and integrated appliances. The open plan living space extends into the private lawned garden through bi-fold doors. Additionally, the ground floor features a bright and spacious entrance hall, separate living room, study, cloakroom, utility room equipped to accommodate a washing machine and tumble dryer, access to outside.

The first floor features four spacious double bedrooms, including the principal suite with en-suite shower room and walk in wardrobe, additional bedroom with en-suite shower room, two further double bedrooms and family bathroom.

On the second floor you will find a generously sized fifth bedroom complete with en-suite shower room and a separate walk in storage cupboard.

Enjoy the comfort of underfloor heating throughout the ground floor and carpets to the bedrooms, other features include: electric charging point, private landscaped gardens and a ten year build warranty.

Each home has parking for three cars, landscaped front and rear gardens and paved rear terrace leading onto the private lawn area.

The development is within walking from the highly regarded Primary and Secondary Schools.

The high Street offers a vast range of restaurants, coffee shops and supermarkets along Station Approach and Hayes Station with excellent transport links into Central London.

Photographs of Plot 3

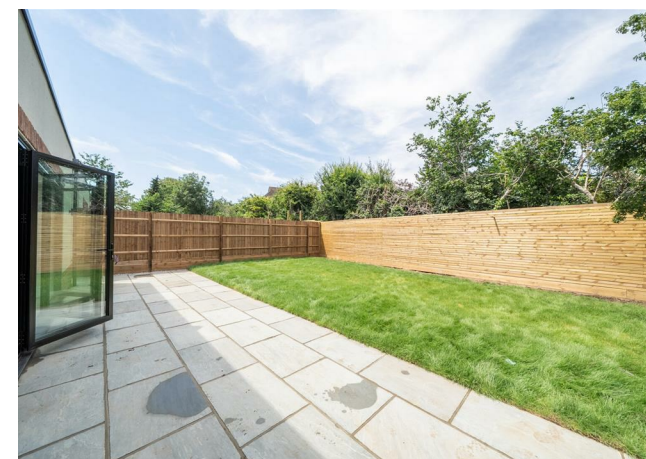
5



4



3









## Baston Road, Hayes , BR2

Approximate Area = 2424 sq ft / 225.1 sq m

For identification only - Not to scale



### LOCAL AUTHORITY

### TENURE

Freehold

### EPC RATING:

### COUNCIL TAX BAND

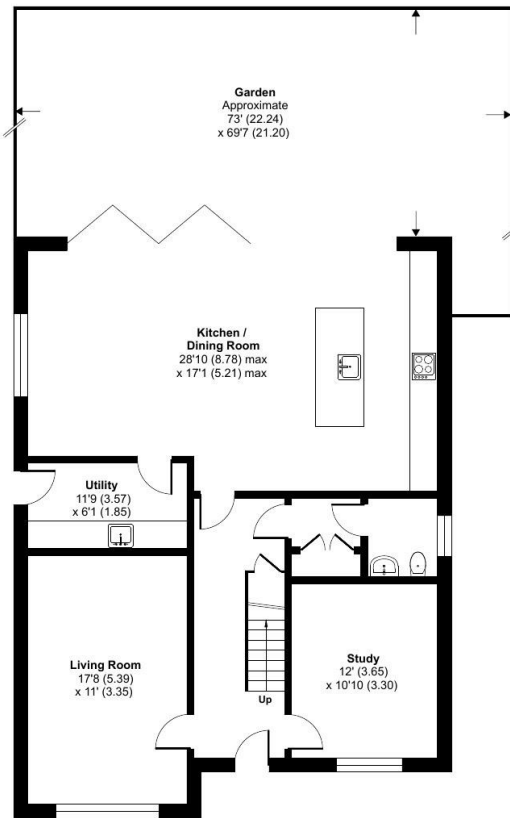
New Build

### VIEWINGS

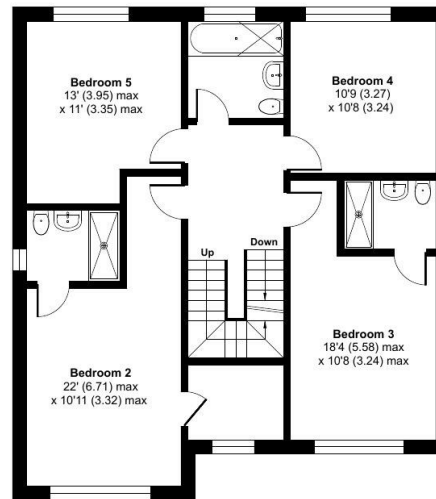
By prior appointment only

| 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 |         |                            |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2002/91/EC |

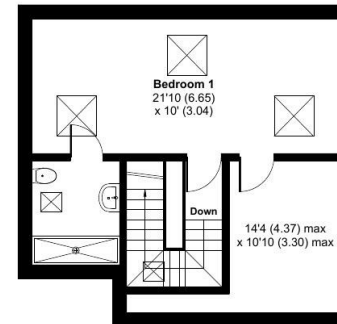
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sinclair Hammelton. REF: 1486842

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### OFFICE ADDRESS

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### OFFICE DETAILS

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