
Sinclair Hammelton
GUIDE PRICE
£835,000
Kechill Gardens
Hayes, BR2 7NB

PROPERTY SUMMARY

GUIDE PRICE £835,000- £875,000
Sinclair Hammelton is pleased to offer to the market an EXTENDED four-bedroom plus STUDY modern family home, ideally located in a quiet and sought-after area of Hayes.
The ground floor comprises two spacious reception rooms and a modern kitchen fitted with a range of contemporary units, Quartz work surfaces, integrated appliances and benefitting electric underfloor heating. There is also a convenient utility room and downstairs WC.
Upstairs, the property offers a study, a further four bedrooms, some with fitted wardrobes, along with a family bathroom featuring both a large bath, separate shower enclosure along with underfloor heating. Additional benefits include considerable loft space, offering excellent potential for further development to expand the accommodation (subject to the necessary planning permissions).
To the rear, the property boasts a beautifully maintained, well-stocked and generously sized garden, ideal for family living and outdoor entertaining. Externally, there is also a useful storage garage, suitable for bikes and general storage.
Hayes is a popular suburban area situated between Bromley, West Wickham, and Coney Hall. It benefits from excellent transport links into Central London via Hayes Station, with services to London Bridge, Cannon Street, and Charing Cross. Hayes Village is just a short walk away and offers a range of local shops and amenities. Well-regarded local schools include Hayes Secondary School, as well as Hayes and Pickhurst primary schools.
Viewing by appointment.
Please note that the seller of this property is a connected person as defined under the Estate Agents Act 1979

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1

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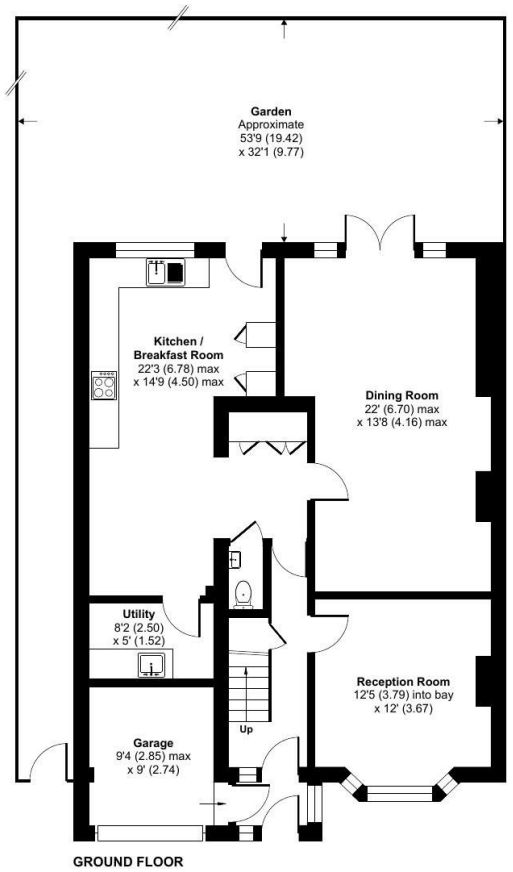




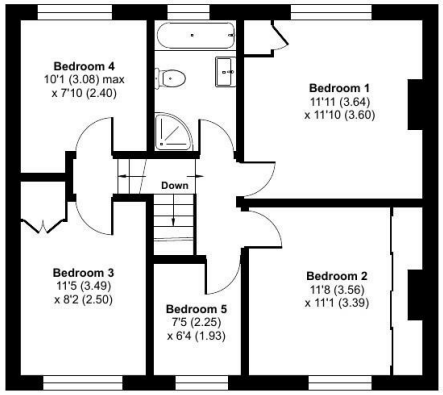


Kechill Gardens, Hayes, BR2

Approximate Area = 1479 sq ft / 137.4 sq m
Garage = 78 sq ft / 7.2 sq m
Total = 1557 sq ft / 144.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Withers & Curling. REF: 1472661

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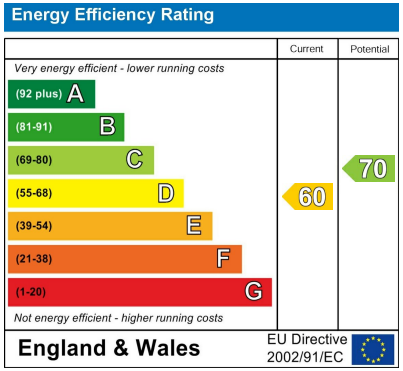
LOCAL AUTHORITY

TENURE
Freehold

EPC RATING
D

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



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

Sinclair Hammelton

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