Sinclair Hammelton
£1,485,000
Eagleton Drive
Hayes, BR2 7FD

PROPERTY SUMMARY

A stunning brand new five-bedroom detached family home, privately positioned within an exclusive development of just four properties. Arranged over three spacious floors, the home offers beautifully designed contemporary accommodation, high-quality finishes and excellent flexibility for modern family living. The welcoming entrance hall leads into the impressive open-plan kitchen, dining and living space, which forms the heart of the home. The bespoke Kreider kitchen features a central island, Quartz worktops and a range of integrated appliances, while bi-fold doors open directly onto the private rear garden, creating a seamless connection between the indoor and outdoor living spaces. The ground floor also benefits from a generous separate reception room, together with a dedicated study/family room, utility room with provision for a washing machine and tumble dryer, and a cloakroom with separate WC. On the first floor are four well-proportioned double bedrooms. The principal bedroom enjoys a stylish en-suite shower room and walk-in wardrobe, while a further bedroom also benefits from its own en-suite. Two additional double bedrooms are served by a contemporary family bathroom. The second floor provides an impressive fifth double bedroom with its own en-suite shower room, complemented by a separate walk-in storage cupboard. This level offers an excellent degree of privacy and flexibility, making it ideal for guests, older children or use as a dedicated bedroom suite. Further features include underfloor heating throughout the ground floor, carpeting to all bedrooms, an electric vehicle charging point and a comprehensive ten-year build warranty. Externally, the property enjoys landscaped front and rear gardens, with a paved terrace providing an ideal setting for outdoor dining and entertaining. There is parking for two cars to the front, together with an additional parking space within the development.

5

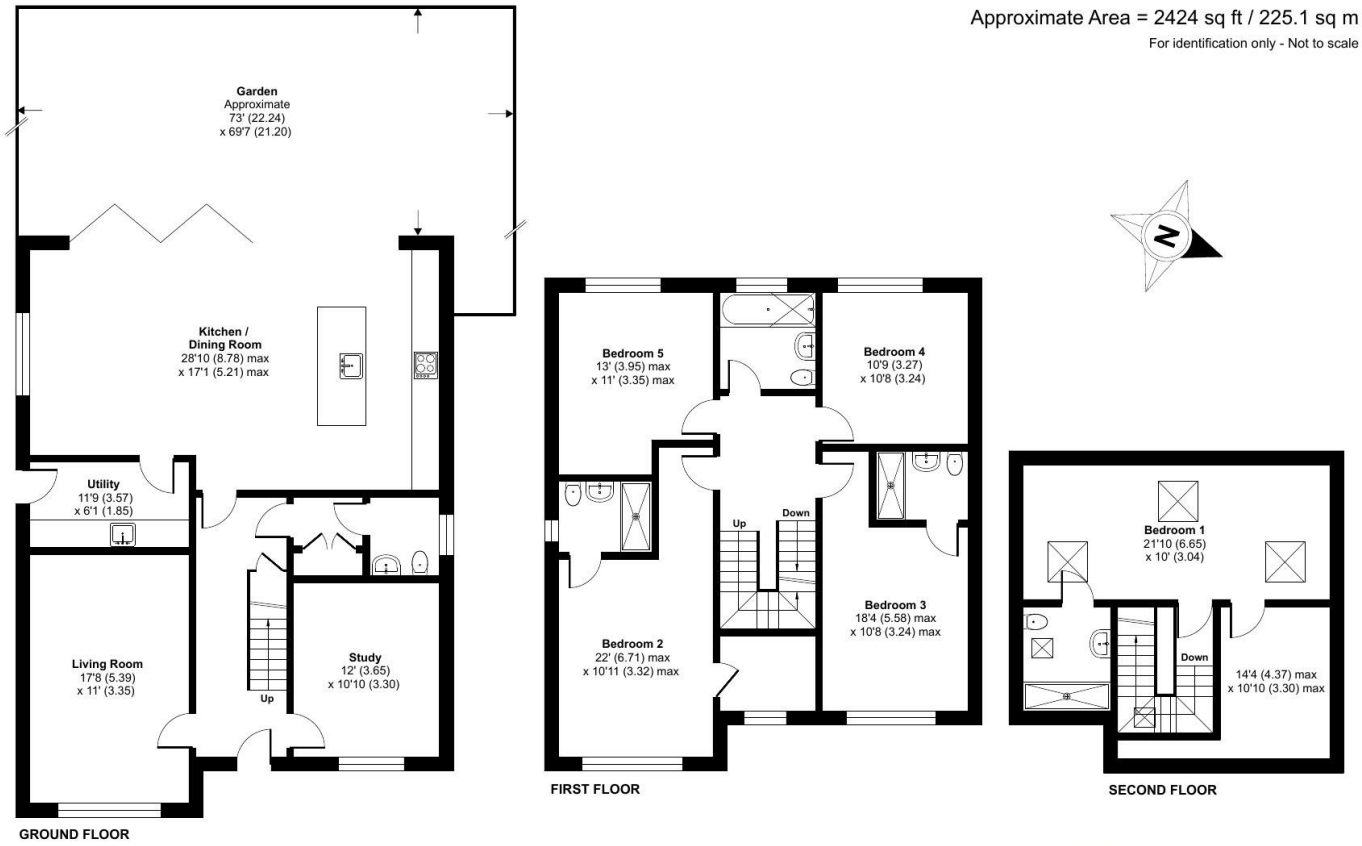
4

3

Baston Road, Hayes , BR2

Approximate Area = 2424 sq ft / 225.1 sq m

For identification only - Not to scale



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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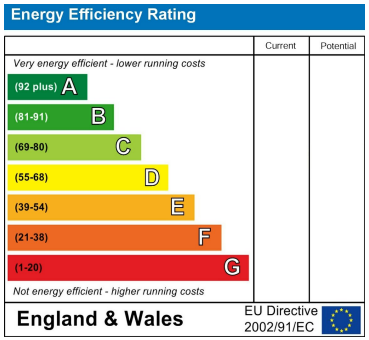
LOCAL AUTHORITY

TENURE
Freehold

EPC RATING:

COUNCIL TAX BAND
New Build

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

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