

The logo for Sinclair Hammelton, featuring the name 'Sinclair' in green, a house icon in a green circle, and 'Hammelton' in purple.

Sinclair  Hammelton



ASKING PRICE

£1,500,000

Plot 2 Baston Road

Hayes, BR2 7BS

PROPERTY SUMMARY

Nestled off Baston Road, you will discover one of three, new build detached five bedroom family homes offering superb living space over three floors, situated within a private gated community. The heart of the home is undoubtedly the spacious kitchen/dining/family room, fitted with a bespoke Kreider kitchen, feature island, Quartz worktops and integrated appliances. The open plan living space extends into the private garden through bi-fold doors. Additionally, the ground floor features a bright and spacious entrance hall, separate living room, study, utility room equipped to accommodate a washing machine and tumble dryer, access to outside and cloakroom with separate WC.

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, other features include: fitted carpets to the bedrooms, electric charging point, private gardens and a ten year build warranty. Outside there is parking for two cars with landscaped front and rear gardens and a paved rear terrace area.

With its prime location and exceptional features, this home is sure to impress!

Hayes is a modern suburban area nestled between Bromley, West Wickham and Coney Hall with excellent transport links into Central London from Hayes Station. Station Approach is a bustling haven of coffee shops, supermarkets, restaurants, with further smaller shops and cafes to be found in Old Hayes. There are several green spaces to enjoy, and the village boasts OFSTED highly rated primary and secondary schools.

CGI images from a previous development

5



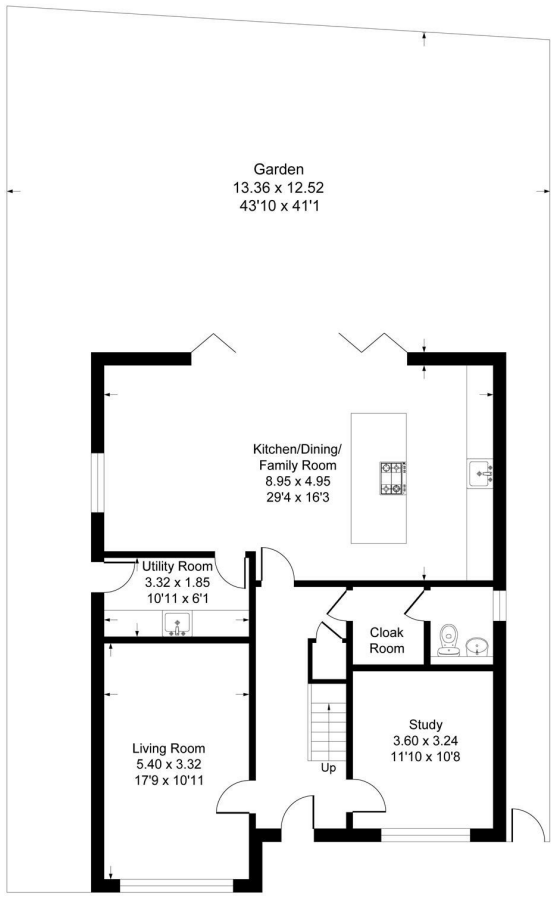
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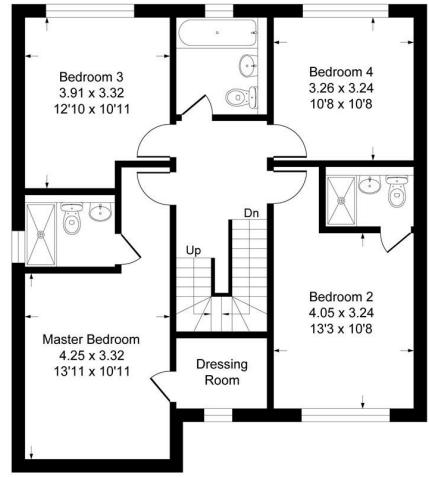




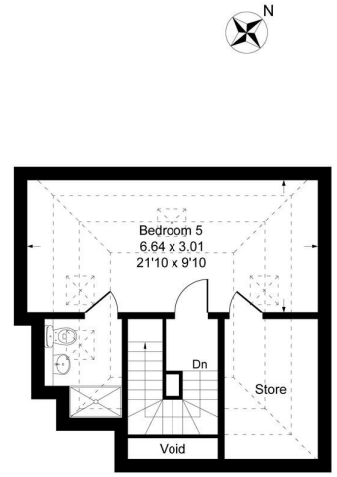


Ground Floor

Plot 2 & 3 Baston Road, BR2
 Approximate Gross Internal Area
 220.5 sq m / 2374 sq ft



First Floor



Second Floor



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



LOCAL AUTHORITY

TENURE
 Freehold

EPC RATING

COUNCIL TAX BAND
 New Build

VIEWINGS
 By prior appointment only

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



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