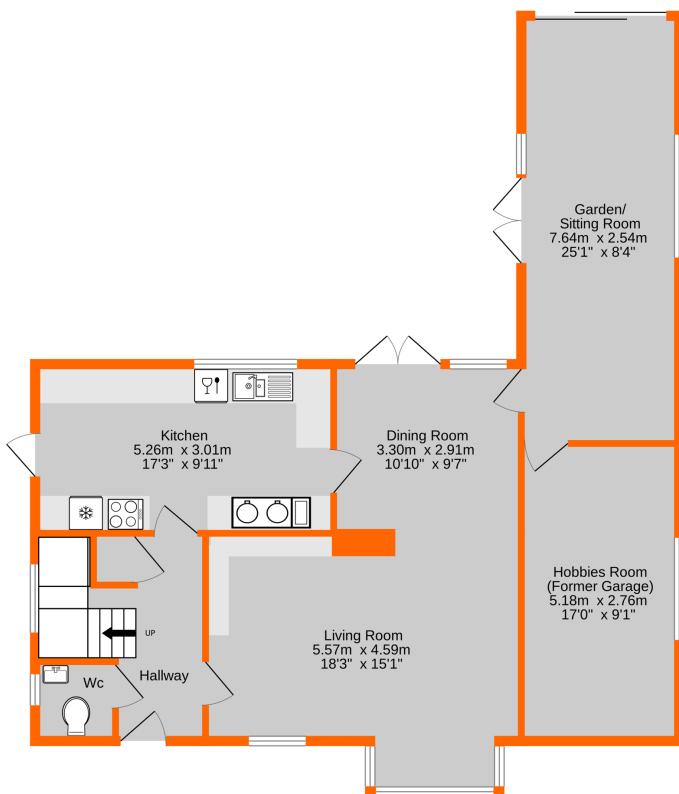


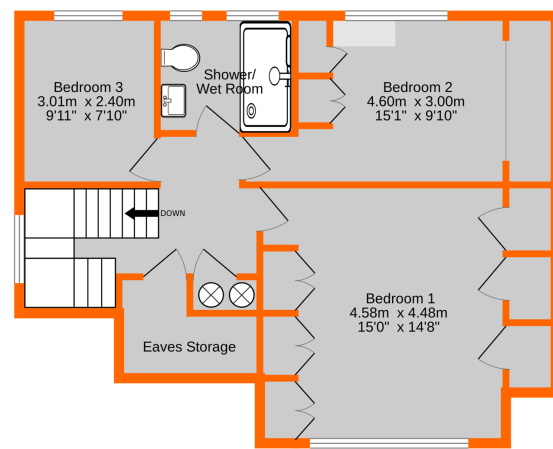
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



1st Floor



TOTAL FLOOR AREA : 157.7 sq.m. (1697 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



Viewing by appointment with our West Wickham Office - 020 8460 7252

95 Baston Road, Hayes, Bromley, Kent BR2 7BS

£1,200,000 Freehold

- Attractive Three Bedroom Detached Home.
- Walking Distance Hayes Schools.
- 0.8 Mile Hayes Station.
- Extension Potential S.T.P.P.
- Stunning 156' x 51' Rear Garden.
- In & Out Driveway.
- Three Reception Rooms.
- 17' 3" Kitchen With Aga & Appliances.

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



95 Baston Road, Hayes, Bromley, Kent BR2 7BS

LOCATION, PLOT and POTENTIAL. This property is in a convenient location, being a short walk from the sought after Hayes Secondary and Primary schools, along with Hayes Station and shops in Station Approach, enjoys a generous plot and has potential to extend the property, subject to the necessary planning consents. This attractive three bedroom detached house has a stunning 156' x 51' rear garden and is approached via an in and out driveway. The living room has a coal effect gas fire in a marble fireplace and is open plan to the dining room. Off the dining room is the 25' 1" garden/sitting room. The former garage is now a hobbies room and the 17' 3" kitchen has a good range of oak fitted units and drawers, an Aga and other integrated kitchen appliances. The two larger bedrooms have fitted wardrobes. Cloakroom appointed with a white suite and there is a beautifully re-appointed white suite shower/wet room. The fabulous rear garden has a number of established, beautifully stocked shrub/flower borders, a paved terrace to the rear of the garden and a crazy paved terrace to the rear of the house with a pergola and electric awning.

Location

This property is in the section of Baston Road between Burwood Avenue and Barnet Wood Road. Local schools include the sought after Hayes Secondary school and Hayes Primary school off George Lane. Hayes Station and shops in Station Approach are about 0.8 of a mile away. There are further shops and The George pub in Hayes Street. Bus services pass along Baston Road with routes to Bromley High Street, about 2 miles away, with a range of amenities including The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria.



Ground Floor

Entrance

Via covered porch and front door to:

Hallway

3.15m x 2.03m reducing to 0.8m (2' 8") (10' 4" x 6' 8") Wood block flooring in a herringbone design, radiator, coving, under stairs storage cupboard with a light

Cloakroom

1.58m x 0.89m (5' 2" x 2' 11") Double glazed leaded light side window, white low w.c. and wash basin with a chrome mixer tap having a cupboard beneath, white part tiled walls, chrome ladder style radiator, tiled floor

Kitchen

5.26m x 3.01m (17' 3" x 9' 11") Double glazed leaded light rear window, double glazed side door, good range of oak fronted fitted wall and base units and drawers, granite effect work surfaces, tiled floor, gas fired Aga with tiled work surface either side, integrated Nord Mende dishwasher, Bosch fridge/freezer, Neff stainless steel electric oven and Neff ceramic hob, Bosch washing machine, brushed steel ceiling downlights, part tiled walls, white ceramic 1 1/2 sink and drainer with a brushed steel mixer tap, display and corner shelves, wall unit housing Potterton Profile boiler

Living Room

5.57m x 4.59m into bay (18' 3" x 15' 1") Double glazed leaded light bay window and window to front, coving, radiator with cover and shelving above, double and single low level shelved cupboards, coal effect gas fire in a marble fireplace, opening to:

Dining Room

3.30m x 2.91m (10' 10" x 9' 7") Double glazed leaded light doors and window to rear, double radiator, coving, bevelled glass door to kitchen, glazed door to:

Garden/Sitting Room

7.64m x 2.54m (25' 1" x 8' 4") Double glazed patio doors to rear, double glazed leaded light side window and double doors to main terrace, radiator and double radiator, wood effect laminate flooring, coving, door to:

Hobbies Room (Formerly Garage)

5.18m x 2.76m (17' 0" x 9' 1") Double glazed leaded light side window, strip lights, power points, radiator

First Floor

Landing

Double glazed leaded light window over staircase, airing cupboard housing two hot water tanks with slatted shelves above, eaves wardrobe cupboard, access to loft via aluminium ladder, boarding, light and insulation

Bedroom 1

4.58m including fitted wardrobes plus built in wardrobes x 4.48m (15' 0" x 14' 8") Double glazed leaded light front window, radiator, three fitted double wardrobes to one wall, two built in wardrobes and a shelved cupboard

Bedroom 2

4.60m into bed recess x 3.0m (15' 1" x 9' 10") Double glazed leaded light rear window, radiator, LG air conditioning unit, two double fitted wardrobes, matching six drawer chest of drawers, two bedside cupboards

Bedroom 3

3.01m x 2.40m (9' 11" x 7' 10") Double glazed leaded light rear window, radiator

Shower/Wet Room

2.56m x 2.07m (8' 5" x 6' 9") Two double glazed leaded light rear windows, beautifully appointed with a tiled chrome wall mounted shower and hand shower, folding glass shower screen and a seat, otherwise part tiled walls, tiled wall behind white concealed cistern w.c. and wash basin with a chrome mixer tap having two drawers beneath, two chrome ladder style towel rails/radiators, ceiling downlights, extractor fan

Outside

Rear Garden

47.56m x 15.61m (156' x 51') A truly stunning garden with a number of established beautifully stocked shrub/flower borders and trees, greenhouse, pond, Monkey Puzzle tree and Eucalyptus. Summer house/gazebo with sliding doors, paved flooring, power points. Paved terrace to rear of garden, timber shed, crazy paved terrace to rear of the house, outside heater, power points and lights, pergola with wisteria over, paved path with metal gate to front either side of the house, electric awning, outside water taps.

Front Garden

Brick pavior in and out driveway, beautifully stocked and established shrub/flower/rose borders, brick step to front door. Beyond shared driveway, lawn area with shrubs

Agents Note

The vendor informs us she is responsible for a 1/5th share of the maintenance cost of the shared driveway

Council Tax

London Borough of Bromley - Band G