



## 26 Hayes Wood Avenue

, Hayes, BR2 7BL

Guide Price £600,000



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## Description

Guide Price £600,000 - £625,000. This greatly extended 2/3 bedroom semi-detached house is located in a much sought after road close to both the ever popular Hayes primary and secondary schools, as well as local shops, parkland, bus routes, and the station, Having been a loving family home to same owners for many years, the property does now require updating, but really must be viewed to appreciate the amount of accommodation and potential on offer. It is ready for the next family to move in and put their own stamp on the house and redecorate and modernise to suit their own taste. Benefitting from a large two storey extension, the current layout boasts two/three reception areas, with kitchen off. For modern day living, and those with vision, the property is crying out to be opened up to create a large open-plan living space - a real hub for this family home. Upstairs, there is the main bedroom, bathroom and separate WC, and the second bedroom measures 16'3 deep, and could easily be divided to create a third bedroom, if required. Subject to building regulations, there is also the possibility of creating an extra bedroom, and en-suite in the loft. The southeasterly facing rear garden measures some 60'0, and is presented in two sections. The first area is laid to hardstanding. The rear end of the garden is now overgrown and requiring some TLC. There is also a larger than average garage. NO ONWARD CHAIN.

## Porch

UPVc entrance door to front. Single glazed window to the side. Partly glazed door to:-

## Hallway

With original oak flooring. Diamond leaded light bow window to the side, and with double panel radiator beneath. Picture rail. Staircase leading to the first floor landing. Partly glazed door to the Dining Area, and with door to:-

## Lounge

12'9" max x 12'6" into bay (3.89m max x 3.81m into bay)  
Double glazed diamond leaded light effect bay window to front. Double panel radiator. Coving to ceiling. Brick and stone mantel and display, with (currently capped off) coal effect gas fire.

## Dining Area & Separate Breakfast Area

20'6" x 12'7" max (6.27m x 3.84m max)

Dining Area:

Brick and stone mantel with (currently capped off) gas fire with back boiler. Double panel radiator. Understairs cupboard. Doorway to kitchen, and archway to:-

Breakfast Area:

UPVc door and adjacent full height double glazed window overlooking the rear garden, Archway through to:-

## Kitchen

14'0" x 4'4" max (4.27m x 1.32m max)

Double glazed window overlooking the rear garden, and two further windows to the side. Laminate worktops, and base units, together with stainless steel single bowl double drainer sink unit. Partly tiled walls. Integrated four burner gas hob, with wall mounted fold away grill above, and separate unit housing electric oven. Shelved recess.

## First Floor Landing

Picture rail. Access to the loft space.

## Bedroom 1

12'11" max x 12'6" into bay (3.94m max x 3.81m into bay)  
Double glazed diamond leaded light effect bay window to front. Picture rail. Double panel radiator. Fitted bedroom furniture including some cupboards, and drawer unit.

## Bedroom 2

16'3" max x 9'8" plus wardrobe depth (4.95m max x 2.95m plus wardrobe depth)

With twin double glazed windows overlooking the rear

garden. Single panel radiator. Range of fitted sliding doored cupboards to one wall (one housing a coloured wall mounted corner wash hand basin. Built-in airing cupboard housing the hot water cylinder.

#### Agent's Note:

If required, it would be easy to instate a partition wall to divide this room, and create a second doorway from the landing.

#### Bathroom

Fitted with a pink suite comprising:- bath with tiled side panel, and shower attachment over; and with pedestal wash hand basin. Fully tiled walls with decorative inserts. Shaved point. Single panel radiator. Double glazed window to the rear.

#### Separate WC

Fitted with a coloured low level WC. Extractor fan.

#### Front Garden

Block paved shared driveway. Gated pedestrian side access leading to:-

#### Rear Garden

approximately 60'0" (approximatley 18.29m)

Approximately south-easterly facing. Laid in two distinct areas. Immediately behind the property there is a paved area with raised borders. The latter part of the garden - now in need of some attention - with trees, hedges and bushes.

#### Garage

Being larger than average, with up and over door to front, UPVc personal door and window to side, and further window to rear. Power and lighting.

#### Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "E"

EPC Rating: E

Total Square Meters: Approx. 97

Total Square Feet: Approx. 1044

The aerial shot is for illustration only to provide a very approximate overview of the plot, and is taken from Google Earth.

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens



## Road Map



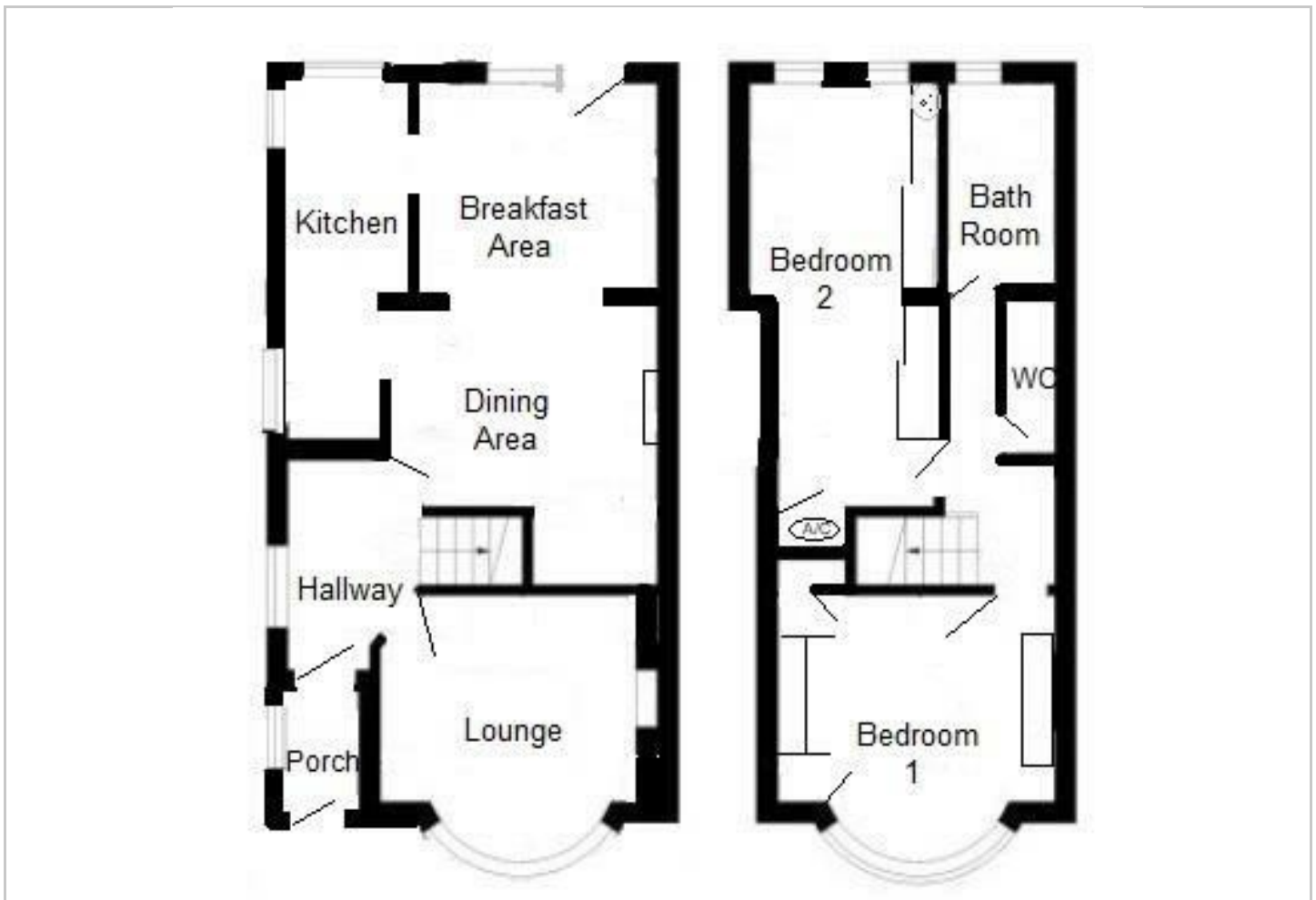
## Hybrid Map



## Terrain Map



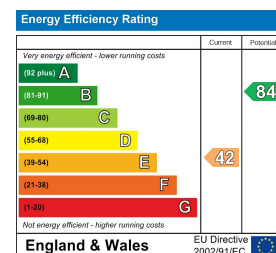
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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