



Maillard  
& Co

£ 740,000

Blue Hayes, Bagatelle Lane

For Sale



“Detached Family Home Close to Schools  
Requiring Renovation”

4

|  
Bedrooms

1

|  
Receptions

2

|  
Bathrooms

For Sale

## Property features

Renovation Project	Plentiful Parking
Detached Family Home	Separate Utility Room
Enclosed Garden	Close To Schools



## Property details

### Detached Family Home Close to Schools Requiring Renovation

Conveniently located on a quiet one way road and within walking distance of most major schools, this 3/4 bedroom family home comes to the market offering the new owners a blank canvas to create their dream family home.

Offering great potential to enhance and improve, the ground floor provides a spacious eat-in kitchen, living room, separate utility room and downstairs shower and WC. Upstairs you will find two generous sized double bedrooms, the primary offering plenty of built in storage. There is a good sized single bedroom and an additional fourth room which provides potential to create a children's bedroom, home office or snug. Completing the upstairs is a house bathroom and separate WC.

A spacious and enclosed sunny garden sits to the rear of the property and there is patio area off the kitchen for alfresco dining. Parking is not a problem at this property with ample space for at least 6 cars on the private driveway or space to create a double garage subject to Planning consent.

Maillard & Co are proud to be appointed sole agents with viewings highly recommended.

Oil fired central heating system. Mains drains and water. Freehold.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.







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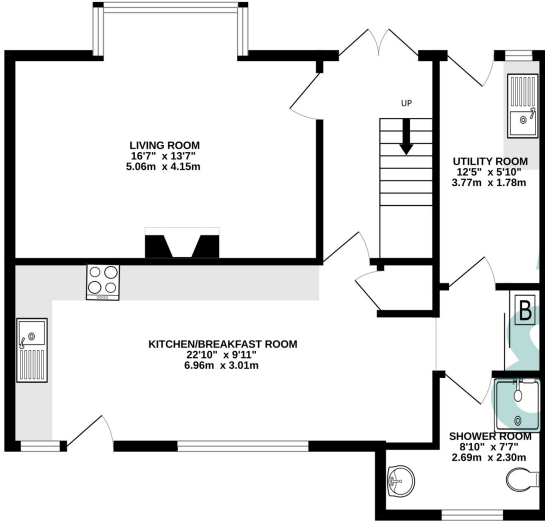




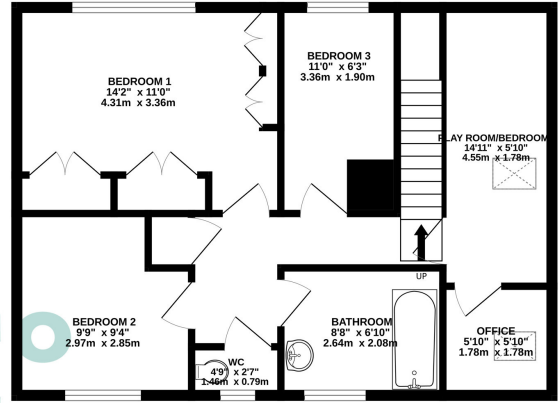




GROUND FLOOR  
645 sq.ft. (60.0 sq.m.) approx.

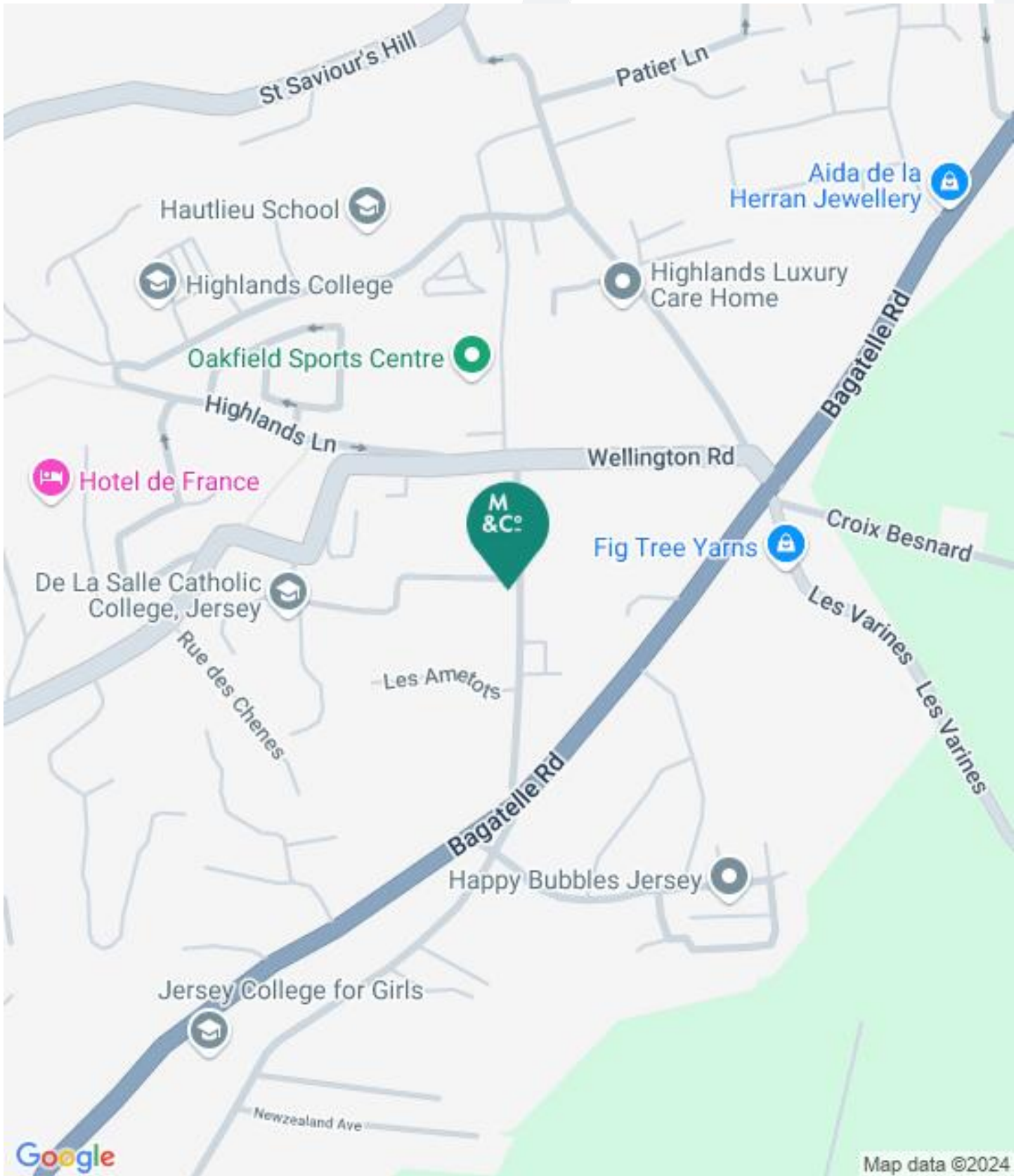


1ST FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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