



THE GREEN

AT HAYES BR2





THE GREEN

AT HAYES BR2

A STUNNING COLLECTION OF 2, 3 AND 4 BEDROOM HOUSES
IN HAYES, BROMLEY, JUST 35 MINUTES FROM CENTRAL LONDON

INDIVIDUALLY CRAFTED

Welcome to The Green,
a stylish development of
2, 3 and 4 bedroom homes in
picturesque Hayes.

This beautiful collection of homes is situated in a peaceful residential area looking across a green, from which the development takes its name. The Green is within easy reach of Hayes town centre and train station, as well as the abundance of surrounding parkland and green open spaces for which the area is renowned.

The 22 semi-detached homes available for private sale are spacious and contemporary, all benefitting from private gardens and off-street parking.

A PERFECT BALANCE BETWEEN TOWN AND COUNTRY

Nestled between West Wickham and bustling Bromley, and on the edge of open countryside, Hayes enjoys a peaceful village atmosphere with a strong sense of community.

Over time two distinct areas have emerged in Hayes; The Village, often referred to as 'Old Hayes', and the more recent residential area, which together create the perfect balance between town and country.

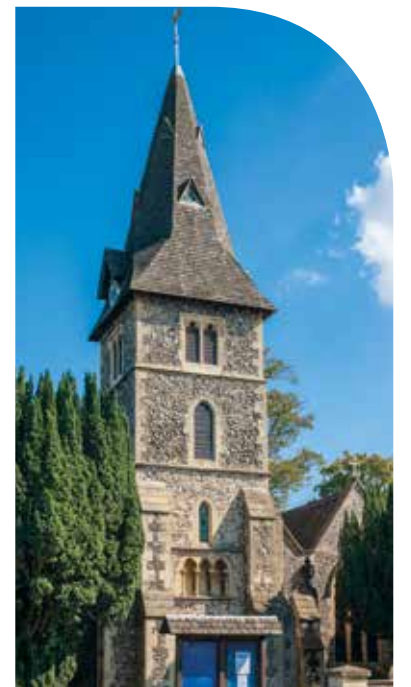
With a rich past, 'Old Hayes' is home to the 800 year old Church of St Mary and the Grade II Listed Old Rectory, which is now a village library. Over the years, many influential figures in society have chosen to make Hayes their home, including William Pitt, Britain's youngest ever Prime Minister, and Charles Darwin.

The Green is well placed within Hayes, with a range of shops and amenities in close proximity. Just steps away, convenience shopping is located directly to the rear of The Green. Nearby Hayes Street offers a selection of shops and cafés, including a Farm Shop selling local produce and hosting a fortnightly boot fair. Station Approach, a ten

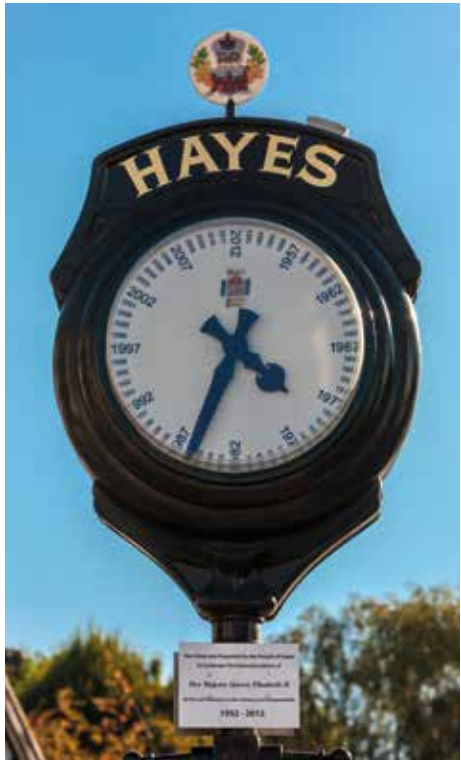
minute walk away, comprises the town's main shopping parade with a variety of independent shops and high street brands, including a Sainsbury's Local and Costa Coffee as well as independent traders like The Crown Roast butchers, Sponge Kitchens bakery and florist Elliza Wade. Also on Station Approach is Hayes Station, which offers convenient links to Central London stations in about 35 minutes.

Hayes also boasts a variety of excellent venues in which to eat and drink; The New Inn is a modern bar-restaurant featuring regular live entertainment, whilst The George offers a more traditional country-style pub atmosphere. For a special occasion, Michelin starred Chapter One, regarded as one of the finest restaurants in Kent, is less than 10 minutes' drive.

**Travel times are approximate only and correct at time of print. Sources: AA Route Planner.*



Local area images



Local area images



GREEN SPACES

Bromley is one of the most rural London boroughs.

Within just a few minutes' walk is Pickhurst Green and Recreation Ground, whilst nearby Hayes Common offers 195 acres of semi-wild parkland to explore.

Also within Hayes, Husseywell Park and The Knoll are popular destinations for enjoying the outdoors. Originally part of the grounds of a large house in Hayes Place dating back to the 18th Century, these ornamental grounds, with lakes and specimen trees, remain prized assets for the local community.

On the edge of Hayes Common lies the stunning Keston Pond and Keston Common, which includes a windmill built in 1716.



STAY CONNECTED

Hayes is extraordinarily well connected via all means of transport.

Sitting just off the A232, Hayes is five minutes' drive south from the centre of Bromley and three minutes from the town of West Wickham.

The Green is ideally situated for commuting into and around London. Hayes railway station offers direct trains to London Bridge, Cannon Street or Charing Cross in less than 40 minutes. Trains also stop at Lewisham, where there is a connection to the Docklands Light Railway. Current proposals to extend the Bakerloo line would see a new station at Hayes within a few years, connecting directly to the London Underground network.

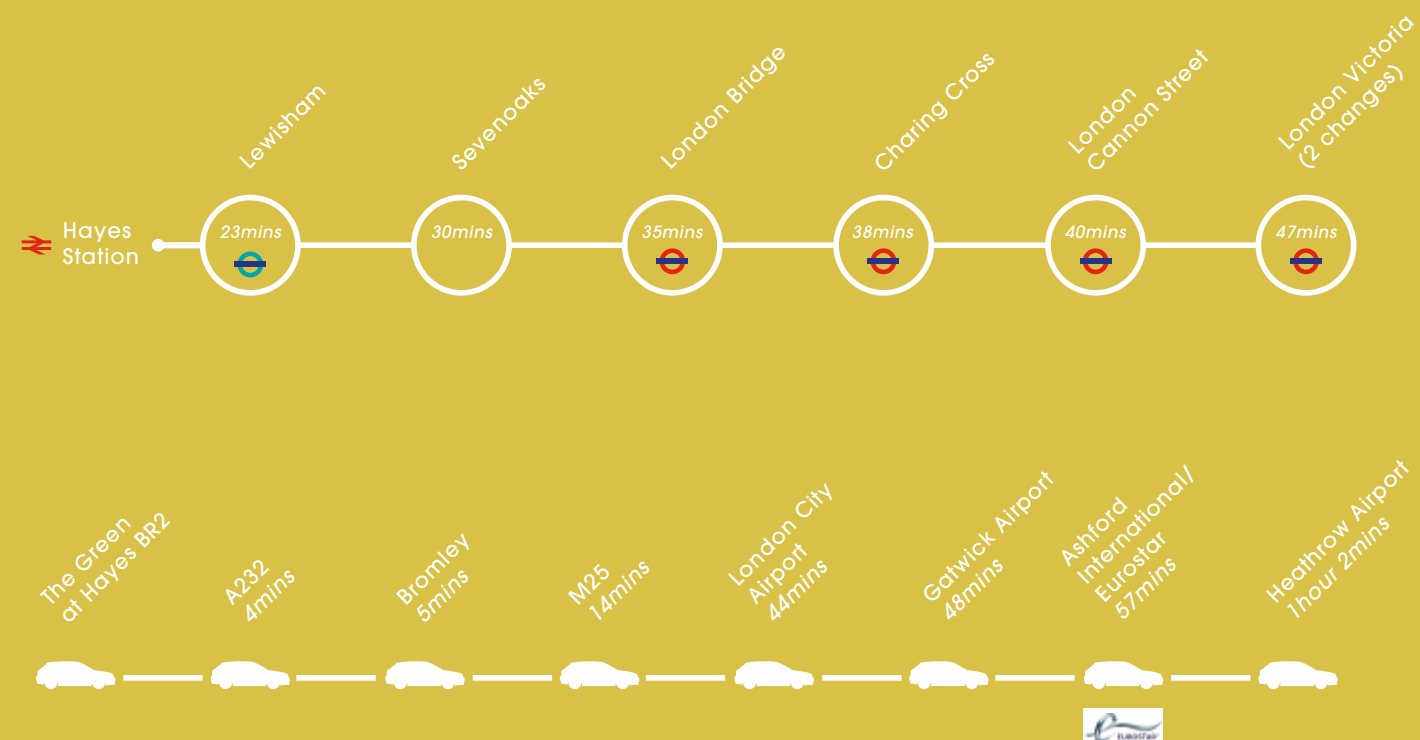
Hayes is also well served for buses, with routes to Bromley, Westerham, Chartwell and many other

destinations. Buses stop directly outside The Green, on Bourne Vale, providing easy access to the rail station.

A London Cycle Network route also runs past Hayes, linking to West Wickham train station to the west and Bromley Common to the east.

Heathrow, Gatwick and London City airports can all be reached in approximately an hour by car, and The Port of Dover is just 45 minutes away, offering quick ferry links to France.

**Distances and travel times are approximate only and correct at time of print. Sources: AA Route Planner and National Rail Journey Planner.*



Maps not to scale.



The Ravensbourne School

A BRIGHT FUTURE

The strong family atmosphere found in Hayes is in part due to the wide array of excellent schools and academies in the area.

Pickhurst Junior and Infant Academy, ranked Outstanding by Ofsted, is one of many educational options available for younger family members. Hayes School, a mixed secondary school with academy status, is also rated Outstanding and has produced some of the highest GCSE and A Level results in

the borough. Nearby, Orpington's selective state secondary schools Newstead Wood School for girls and St Olave's Grammar School for boys are regularly classed amongst the 20 best schools in the country.

**Proximity to schools does not guarantee a place at your preferred school. Please check with the local authority or school for specific details.*



DESIGNED AROUND YOU

With a variety of sizes and layouts from 2 bedrooms to 4 bedrooms, there is a home at The Green to suit everyone.

Each house is set across two storeys and benefits from private outside space and off-street parking. Cycle parking spaces have also been provided for each home.

The 22 semi-detached houses are situated in a peaceful, residential area of Hayes. Many face out over the open green along Bourne Vale, which, along with mature trees on Farleigh Avenue, provides an attractive green backdrop. Homes are set back from the road and most also feature a private front garden.

Traditional materials have been used in construction; all carefully selected to reflect the architecture of the surrounding area.

Designed with security and sustainability in mind, the houses have Secured by Design accreditation and meet the Code for Sustainable Homes Level 4, delivering reduced energy bills whilst being kinder to the environment.



KEY:

- Type A1 - 3 Bedroom Houses
- Type A2 - 3 Bedroom Houses
- Type B - 4 Bedroom Houses
- Type C - 2 Bedroom Houses
- Type D - 3 Bedroom Houses
- Affordable Homes

STYLE & SPACE

The Green at Hayes features contemporary interiors for modern family life.

Each home has been carefully designed to be both practical and stylish. Large, open-plan kitchens and dining rooms are complemented by separate, spacious living areas. Rooms have been neutrally decorated, allowing you to make your home your own.

All homes share a high standard of finish and quality specification. Individually designed kitchens feature integrated Bosch appliances, whilst Villeroy & Boch bathrooms are equipped with Hansgrohe taps and showers. All master bedrooms benefit from an en-suite bathroom, and there is ample storage space, with fitted wardrobes to both the master and second bedrooms. Washer/dryers are provided in a separate cupboard away from the living area.

Downstairs, double doors open onto a private rear garden. The patio area provides the perfect location for a leisurely evening meal, whilst children can play on the lawn. Each house also has a rear garden gate for easy access.

DESIGN & SPECIFICATION

The Green at Hayes boasts an excellent, high quality specification in all homes.

General

- Flooring throughout (carpets, wood laminate and ceramic floor tiles)
- White flush internal doors
- Chrome ironmongery
- Code for Sustainable Homes Level 4
- Secured by Design accreditation
- 10 year NHBC warranty

Kitchens

- Walnut base cabinets and high white gloss wall cabinets
- 'Soft close' doors and drawers
- Bianco grigio quartz worktop
- Bosch stainless steel 4 ring gas hob (2 & 3 bedroom houses)
- Bosch stainless steel 5 ring gas hob (4 bedroom houses)
- Bosch stainless steel integrated double oven
- Stainless steel chimney hood
- Integrated Bosch dishwasher
- Integrated fridge/freezer
- Glass splashback to hob
- One and a half bowl stainless steel sink
- Blanco mixer tap
- Under unit lighting

Bedrooms

- En-suite to master bedroom
- Built-in wardrobe to master bedroom and bedroom 2

Bathrooms

- Wall hung Villeroy & Boch WC
- Villeroy & Boch wash basin
- Villeroy & Boch walnut vanity unit
- Villeroy & Boch bath with central controls and Talentofill water fill system
- Hansgrohe thermostatic shower over bath
- Glass shower screen
- Saloni ceramic wall and floor tiles

- Heated towel rail
- Shaver socket
- Under floor heating

En-suites

- Wall hung Villeroy & Boch WC
- Villeroy & Boch wash basin
- Villeroy & Boch walnut vanity unit
- Hansgrohe thermostatic shower
- Shower cubicle
- Saloni ceramic wall and floor tiles
- Heated towel rail
- Shaver socket
- Under floor heating

Cloakroom

- Villeroy & Boch WC
- Villeroy & Boch wash basin
- Hansgrohe mixer tap

Stairs

- Quality fitted neutral colour carpet
- Wooden handrail and balustrades

Outside

- Off street parking
- Private rear garden with turfed and patio areas
- Rear garden gate
- External tap
- External electrical socket
- External front and rear wall lighting

Electrical

- Bosch washer/dryer in cupboard
- Downlighters to all rooms
- BT points to living room and all bedrooms*
- TV points pre-wired for Sky+ in living room and master bedroom*
- Wiring for burglar alarm
- Whole house ventilation system
- Smoke detectors

*BT and Sky+ subject to future connection by purchaser. Images of previous Affinity Sutton developments are indicative only.



TYPE A1 - 3 BEDROOM HOUSES

- Plot 2

Plot 3 (Mirror Image)

Plot 4

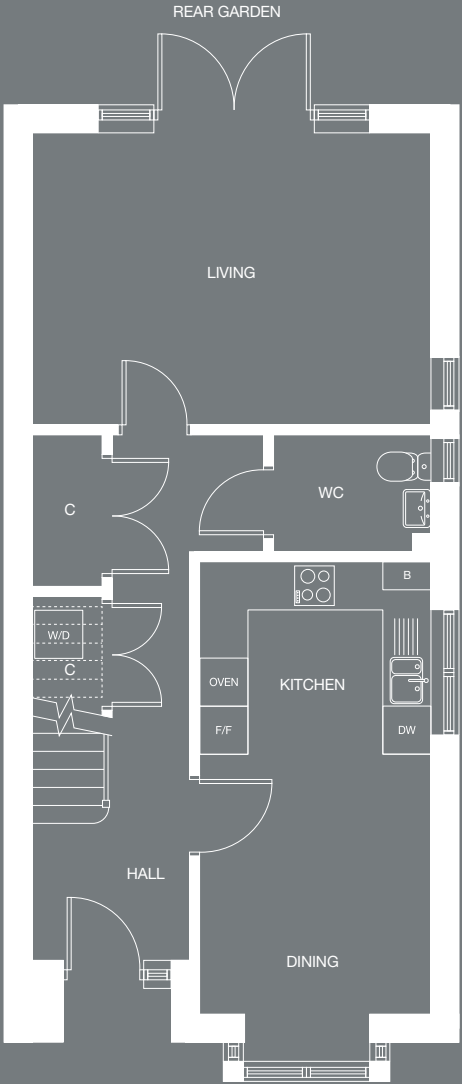
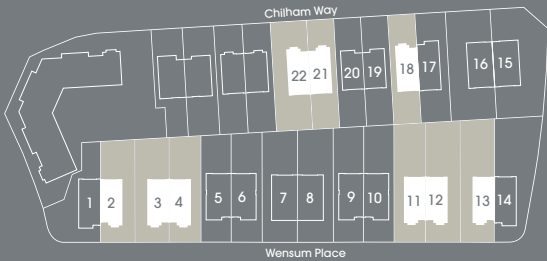
Plot 11 (Mirror Image)

Plot 12
- Plot 13 (Mirror Image)

Plot 18

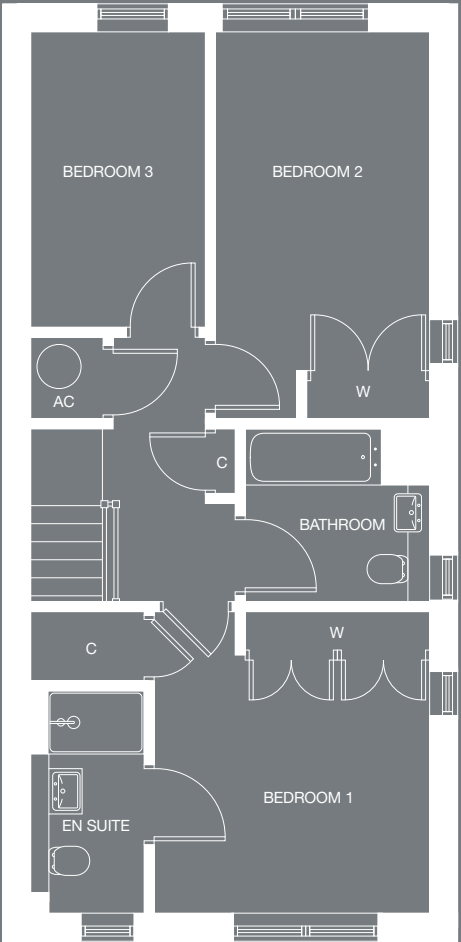
Plot 21 (Mirror Image)

Plot 22



Ground Floor

- KEY
- C - Cupboard
 - AC - Airing Cupboard
 - W - Wardrobe
 - F/F - Fridge Freezer
 - W/D - Washer Dryer
 - B - Boiler
 - DW - Dishwasher



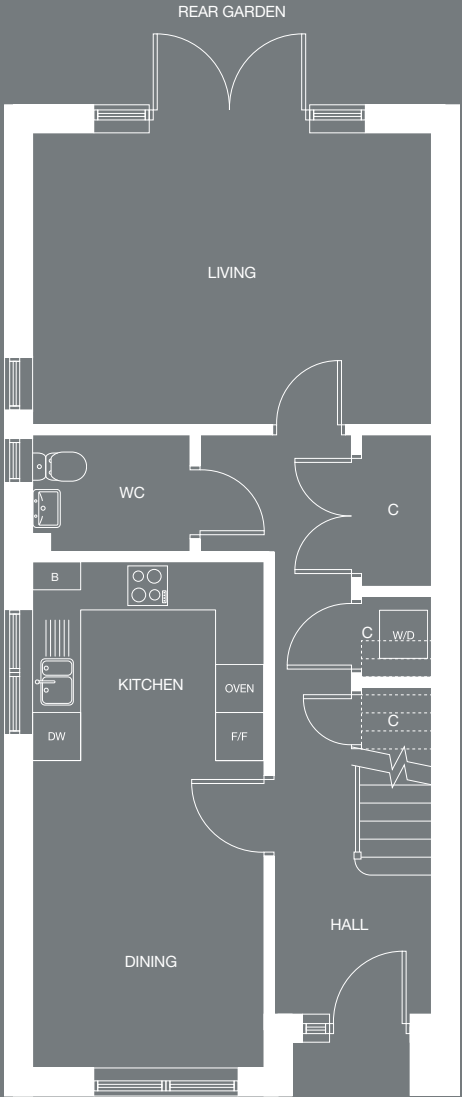
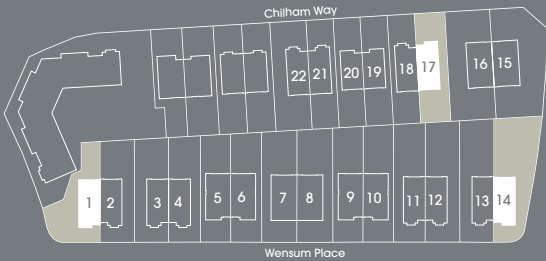
First Floor

DIMENSIONS	
Total area	108.9 sq m 1172.1 sq ft
Kitchen / Dining	2.91m x 6.22m 9'6" x 20'4"
Living	5.01m x 3.65m 16'5" x 11'11"
Bedroom 1	3.44m x 3.77m 11'3" x 12'4"
Bedroom 2	2.71m x 4.83m 8'10" x 15'10"
Bedroom 3	2.18m x 3.70m 7'1" x 12'1"

TYPE A2 - 3 BEDROOM HOUSES

- Plot 1

Plot 14 (Mirror Image)
- Plot 17



Ground Floor

- KEY
- C - Cupboard
 - AC - Airing Cupboard
 - W - Wardrobe
 - F/F - Fridge Freezer
 - W/D - Washer Dryer
 - B - Boiler
 - DW - Dishwasher



First Floor

DIMENSIONS	
Total area	115.8 sq m 1246.4 sq ft
Kitchen / Dining	2.91m x 6.32m 9'6" x 20'8"
Living	5.01m x 3.65m 16'5" x 11'11"
Bedroom 1	3.47m x 4.44m 11'4" x 14'6"
Bedroom 2	2.71m x 4.83m 8'10" x 15'10"
Bedroom 3	2.18m x 3.70m 7'1" x 12'1"

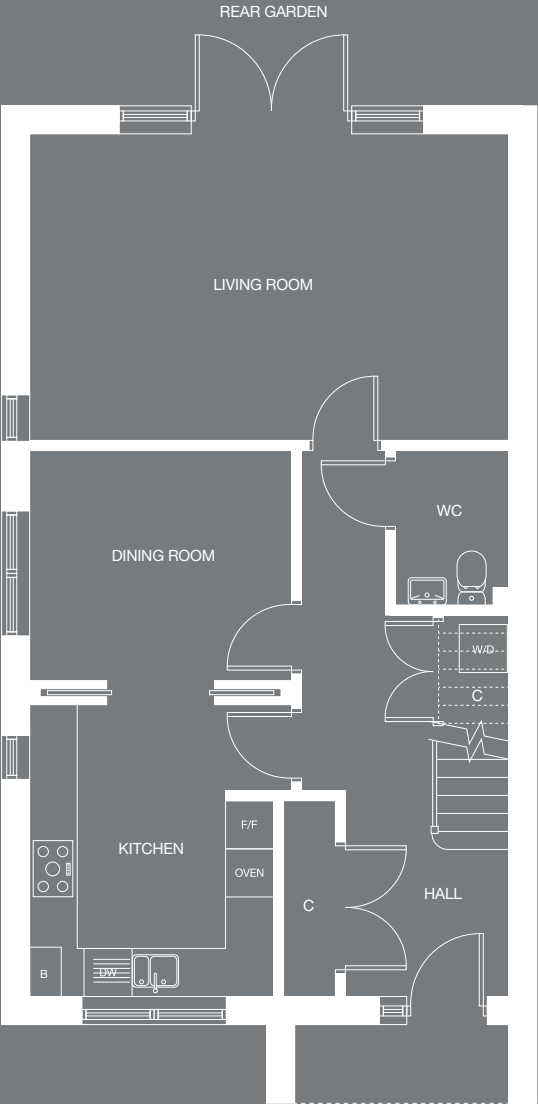
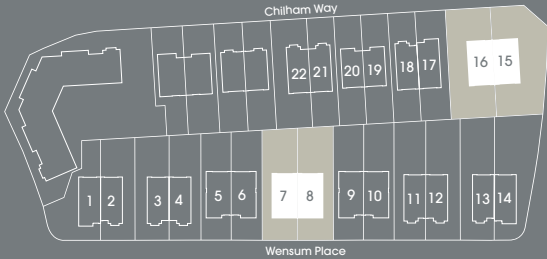
3 BEDROOM HOUSES, OFF WENSUM PLACE



TYPE B - 4 BEDROOM HOUSES

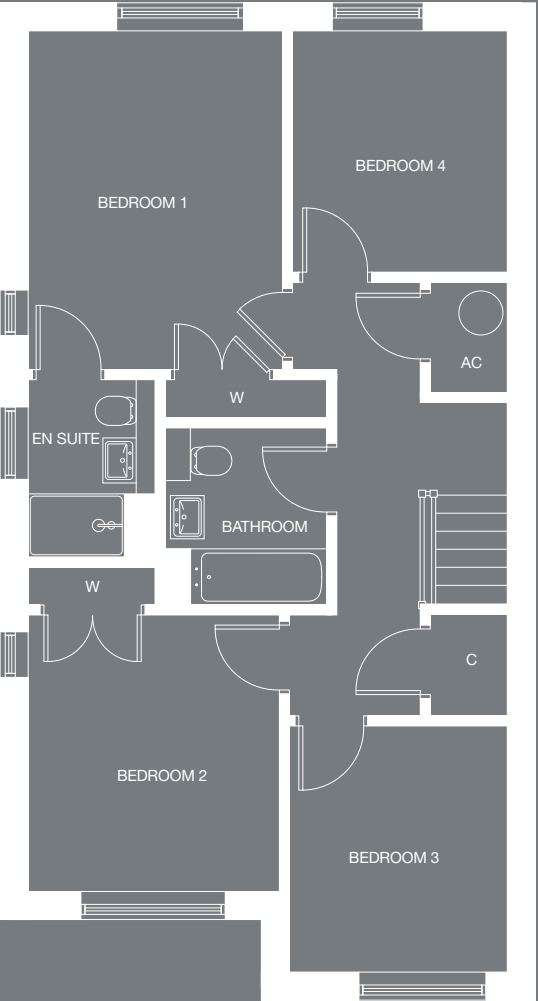
Plot 7
Plot 8 (Mirror Image)

Plot 15
Plot 16 (Mirror Image)



Ground Floor

- KEY
- C - Cupboard
 - AC - Airing Cupboard
 - W - Wardrobe
 - F/F - Fridge Freezer
 - W/D - Washer Dryer
 - B - Boiler
 - DW - Dishwasher



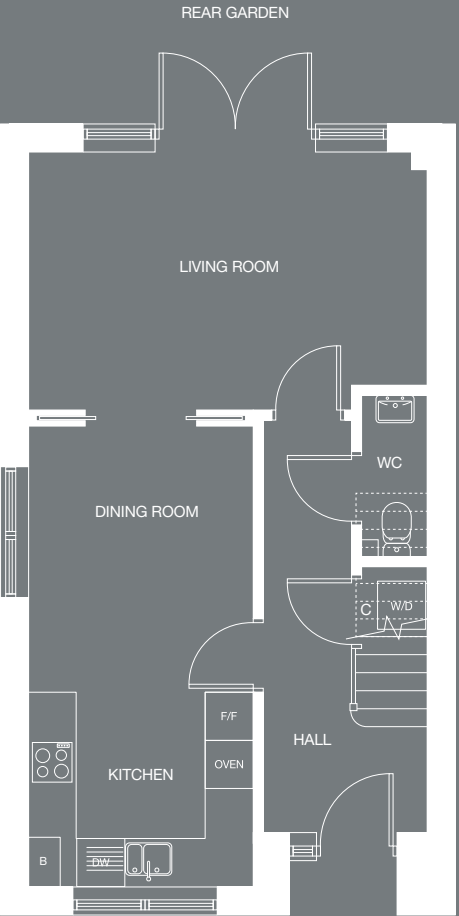
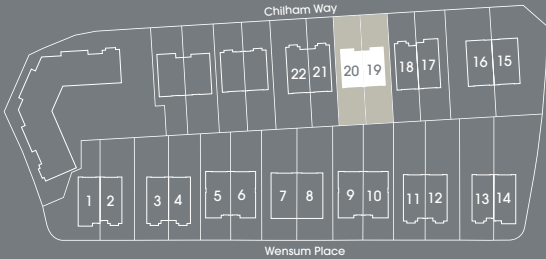
First Floor

DIMENSIONS	
Total area	132.6 sq m 1427.2 sq ft
Kitchen	3.28m x 3.65m 10'9" x 11'11"
Dining	3.28m x 2.88m 10'9" x 9'5"
Living	6.02m x 3.86m 19'9" x 12'7"
Bedroom 1	3.16m x 4.22m 10'4" x 13'10"
Bedroom 2	3.14m x 3.47m 10'3" x 11'4"
Bedroom 3	2.76m x 3.09m 9'0" x 10'1"
Bedroom 4	2.74m x 3.05m 8'11" x 10'0"

TYPE C - 2 BEDROOM HOUSES

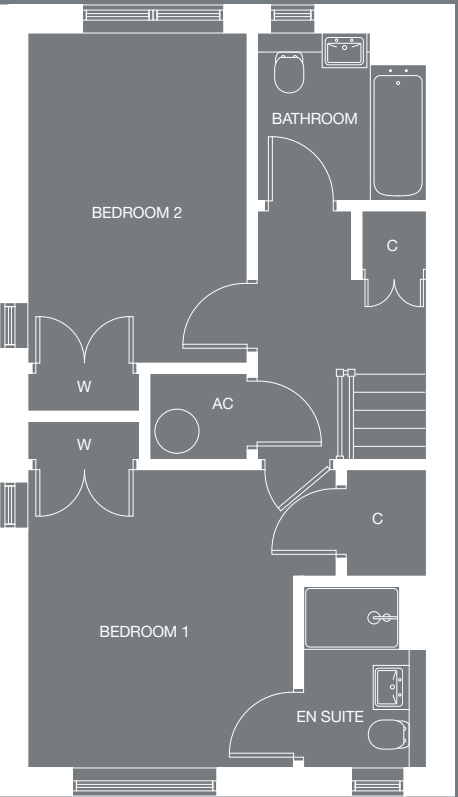
Plot 19

Plot 20 (Mirror Image)



Ground Floor

- KEY
- C - Cupboard
 - AC - Airing Cupboard
 - W - Wardrobe
 - F/F - Fridge Freezer
 - W/D - Washer Dryer
 - B - Boiler
 - DW - Dishwasher



First Floor

DIMENSIONS	
Total area	90.8 sq m 977.3 sq ft
Kitchen / Dining	2.82m x 5.79m 9'3" x 18'11"
Living	5.01m x 3.29m 16'5" x 10'9"
Bedroom 1	3.86m x 3.75m 12'7" x 12'3"
Bedroom 2	2.85m x 4.13m 9'4" x 13'6"

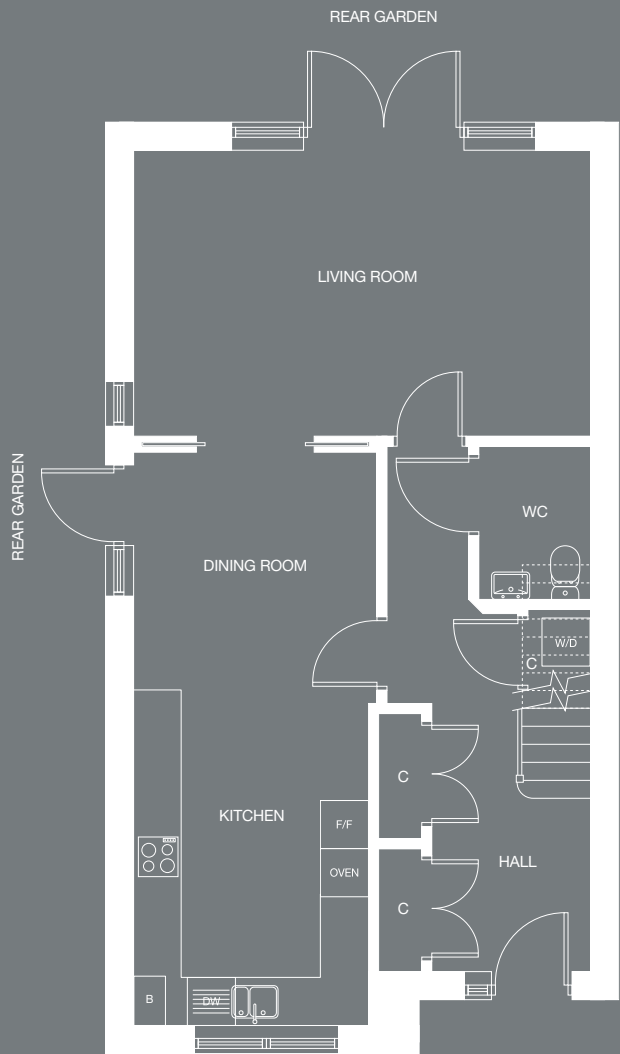
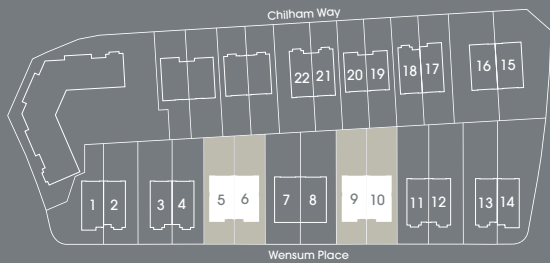
4 BEDROOM HOUSES, ON CHILHAM WAY



TYPE D - 3 BEDROOM HOUSES

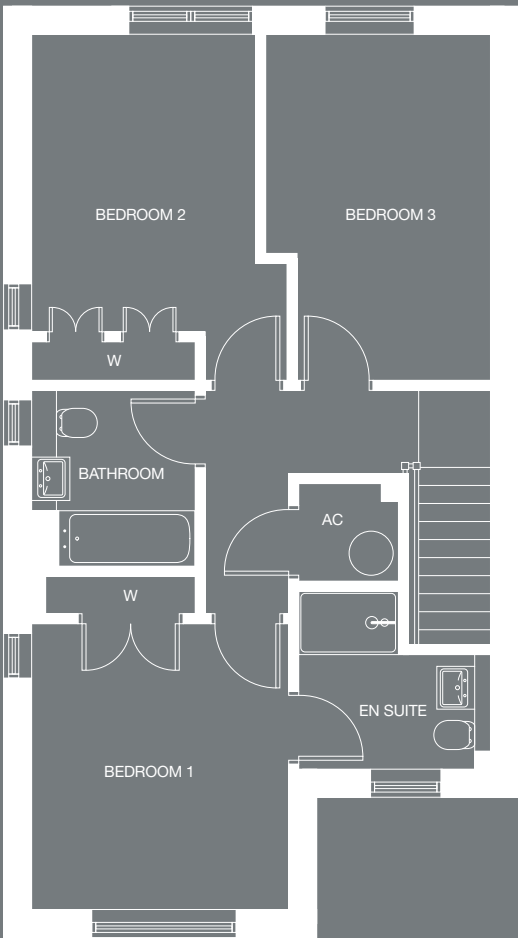
Plot 5
Plot 6 (Mirror Image)

Plot 9
Plot 10 (Mirror Image)



Ground Floor

- KEY
- C - Cupboard
 - AC - Airing Cupboard
 - W - Wardrobe
 - F/F - Fridge Freezer
 - W/D - Washer Dryer
 - B - Boiler
 - DW - Dishwasher



First Floor

DIMENSIONS	
Total area	121.4 sq m 1306.7 sq ft
Kitchen / Dining	3.06m x 7.20m 10'0" x 23'7"
Living	5.80m x 3.60m 19'0" x 11'9"
Bedroom 1	3.25m x 3.59m 10'7" x 11'9"
Bedroom 2	2.84m x 4.35m 9'3" x 14'3"
Bedroom 3	2.84m x 4.35m 9'3" x 14'3"



AFFINITY SUTTON

Affinity Sutton has a deserved reputation for providing well designed, high quality homes that meet the demands of today's discerning buyers. Winning numerous highly coveted awards in the UK for its design, eco-credentials or simply being a great place to live, it invests in what it believes matters most – its residents and its communities. With over a 100 year history, Affinity Sutton completed 805 new properties last year. Its new homes are designed to meet a range of customer needs.

AWARDS: 2014

First Time Buyer Awards –
Affordable Housing Provider of the Year – *Highly Commended*
Housing Design Awards –
Best Completed Scheme – *Winner*

AWARDS: 2013

First Time Buyer Awards –
Affordable Housing Provider of the Year – *Highly Commended*
What House –
Housing Association of the Year – *Silver*

AWARDS: 2012

Sustainable Housing Awards –
Social Housing Provider of the Year
Green Apple Award –
Built Environment – *Best Use of Mixed Development*
Affordable Home Ownership Awards –
Best Large Development – *Highly Commended*
Sunday Times British Homes Awards –
Housing Project – *Commended*

Previous developments by Affinity Sutton



Whilst every effort has been made to ensure that this information is correct, it is intended as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations 2008. No responsibility or liability will be accepted by Affinity Sutton in relation to the information provided and this does not constitute or form any part of a contract of sale. Purchasers should satisfy themselves with regard to the accuracy of the information. All dimensions are approximate and to the widest point. Given that each home has a unique layout, please check the actual plot or ask the sales team for further details. Affinity Sutton and associated companies reserve the right to amend the site, tenure or home layouts, specifications or materials. The Green at Hayes BR2 offers an element of affordable housing for local people. Please ask the sales team for further information. All details correct as above at time of going to print. May 2015.

