

THE MODERN HOUSE



*London BR2
Sold*

Hawthorndene Road

This extraordinary five-bedroom house was designed and built by Stafford Pollard architects in 1964. It remains in entirely original condition and appears for the first time on the market. Occupying a wonderful position on Hawthorndene Road in Hayes, the house overlooks Hayes Common and is a five-minute walk from Hayes train station.

The interiors of the house represent a truly unadulterated vision of the 1960s. Beautiful original features have been carefully preserved, including an original kitchen and a dramatic galleried staircase with original light fittings, which wraps the entrance hall and establishes a generosity in proportions rarely encountered in contemporary architecture. The palette is organised around pine, glass and bright expressive areas of colour, typical of the period.

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The house is configured across two storeys; to the left of the entrance hall, beyond a pair of glazed doors, is a large living and dining room, running the entire width of the plan and with access to the garden at the rear of the house. This room had an original parquet floor, currently concealed beneath carpet, while the ceiling is clad in pine.

The garden has a mature silver birch tree, as well as a flowering cherry tree and winter jasmine. Beyond is Hayes Common, a large open green space, which links to Keston Common and an expansive woodland, creating a peaceful, verdant environment around Hawthorndene Road.



The rear of the house has glazing along the entirety of the ground floor, encouraging the flow of natural light through the communal spaces. This effect is further accentuated by a glass-panelled partition between the dining room and the entrance hall. Indeed, the flow of life seems to have been a formative concern in the design of this house; a serving hatch between the dining room and kitchen, typical of the period, offers glimpses of an original 1960s kitchen. For originality, this room is arguably the most impressive in the house. All of the original units remain, as well as beautiful tiled splash-backs and a curved wood-veneer breakfast bar. There is also an art room, which could be configured as another bedroom, and a WC on this level, as well as an airing cupboard on the landing and a storage room under the stairs.



A splendid galleried staircase provides access to the first floor where accommodation is arranged across four further bedrooms. The master bedroom, positioned at the rear of the house, has a balcony which runs the length of the rear of the house, overlooking the garden and the common beyond. The master bedroom also has an en-suite bathroom. There are two single bedrooms which are the mirror of each other, both with built-in wardrobes and a double bedroom for guests. There is also a study on this floor.

Like most houses of this era, in such original condition, some modernisation will be required. A large double garage is positioned to one side of the house and has original, wooden sliding doors. The roof of the garage is in need of some minor repair. There is a side return and a separate workshop entrance at the rear of the garage.

The locally renowned Hayes School is a ten-minute walk away and has been rated 'outstanding' by Ofsted. Hayes has a small town centre along Station Parade where most amenities can be found. Old Hayes also has a number of pubs, coffee shops, a library and an old rectory. Nearby, Hayes Street Farm plays host to a regular series of Boot Fairs at which antiques and collectables can be purchased.

Hawthorndene Road is excellently positioned for public transport. Hayes train station is a five-minute walk away, where National Rail services run to London Bridge in 37 minutes.

*London, South London
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.