



8 Abbotsbury Road
Hayes, Bromley, BR2 7HQ
£850,000 Freehold EPC: D

 **Maguire Baylis**



Rare opportunity to purchase this three bedroom semi detached house in one of Hayes' premium locations.

This house has been well kept throughout the years with a beautiful south facing rear garden, backing onto woodland, a detached garage and driveway.

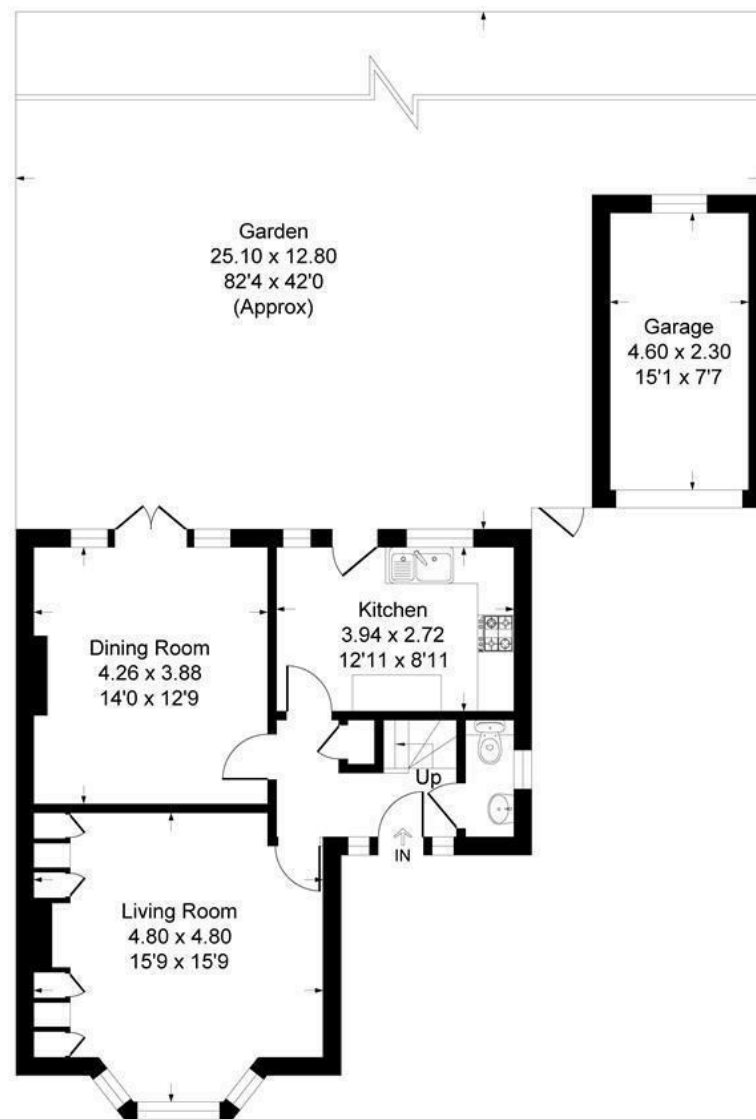
Abbotsbury Road is within walking distance to Hayes station, High Street and Hayes Common, Coney Hall parade and also sits within catchment for Ofsted outstanding Hayes primary and secondary schools.

Accommodation offers, hallway, cloakroom, large front reception room, dining room and kitchen. On the first floor, three excellent sized bedrooms and a family bathroom.

Hayes is a modern suburban area nestled between Bromley, West Wickham and Coney Hall with excellent transport links into Central London from Hayes Station. Station Approach is a bustling haven of coffee shops, mini supermarkets, restaurants, as well as a post office, with further smaller shops in Old Hayes; the old village area on Hayes Street. There are several green spaces to enjoy and the town boasts a number of OFSTED highly rated primary and secondary schools.



- RARELY AVAILABLE SEMI DETACHED HOUSE
- SITUATED ON A PREMIUM ROAD IN HAYES BR2
- POTENTIAL TO EXTEND STPP
- STUNNING SOUTH FACING REAR GARDEN
- OFF STREET PARKING AND DETACHED GARAGE
- CATCHMENT FOR EXCELLENT HAYES SCHOOLS
- WALKING DISTANCE TO HAYES STATION, HIGH STREET AND CONEY HALL PARADE
- EPC - D



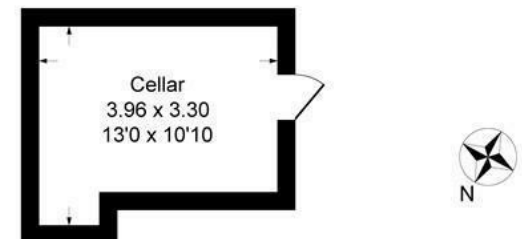
Abbotsbury Road, BR2

Approximate Gross Internal Area

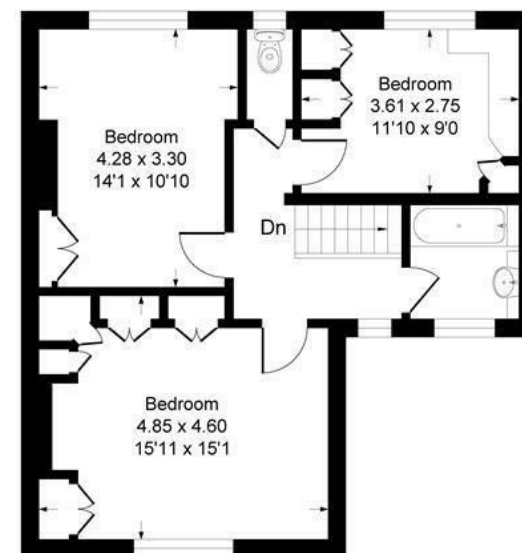
124.7 sq m / 1343 sq ft

Garage = 10.5 sq m / 114 sq ft

Total = 135.2 sq m / 1457 sq ft



Lower Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

HALLWAY

Door to front, door to cloakroom, reception room, dining room and kitchen.

RECEPTION ROOM

15'8" x 15'8" (4.80 x 4.80)

Double glazed bay to front, carpet, fireplace.

DINING ROOM

13'11" x 12'8" (4.26 x 3.88)

Doors leading to garden. wooden floors.

KITCHEN

12'11" x 8'11" (3.94 x 2.72)

Door to garden, range of wall and base units.

CLOACKROOM

W/C and basin.

MASTER BEDROOM

15'10" x 15'1" (4.85 x 4.60)

Window to front, carpet, built in wardrobes.

BEDROOM TWO

14'0" x 10'9" (4.28 x 3.30)

Window to rear overlooking garden, carpet, built in cupboard.

BEDROOM THREE

11'10" x 9'0" (3.61 x 2.75)

Window to rear overlooking garden, carpet, built in cupboards.

BATHROOM

Window to front, bath and basin.

SEPERATE W.C

Window and W/C.

GARAGE

15'1" x 7'6" (4.60 x 2.30)

Up and over door.

GARDEN

82'4" x 41'11" (25.10 x 12.80)

Large south facing rear garden backing on to woodland. Patio area, trees and shrubs surrounding.

COUNCIL TAX

London borough of Bromley band - F

LOCATION

clouds.baking.keys



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.