



8 Abbotsbury Road
Hayes, BR2 7HQ
£800,000 Freehold EPC: D

 **Maguire Baylis**



A rare opportunity to acquire this three-bedroom semi-detached home, situated in one of Hayes' most sought-after residential locations.

Lovingly cared for over the years, the property offers spacious and well-proportioned accommodation throughout. A particular highlight is the stunning south-facing rear garden, which backs directly onto tranquil woodland, creating a private and peaceful setting. The home also benefits from a detached garage and a driveway, providing excellent off-street parking.

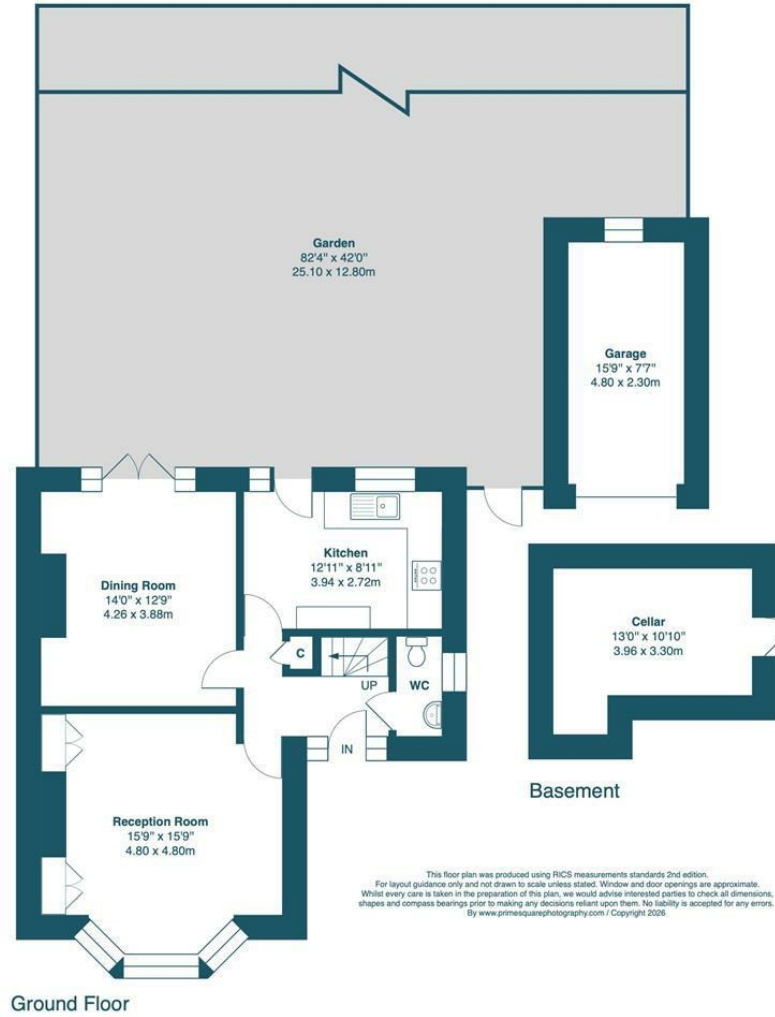
Ideally positioned on Abbotsbury Road, the property is within easy walking distance of Hayes Station, Hayes High Street, Hayes Common and the Coney Hall parade of local shops and amenities. It also falls within the catchment area for the highly regarded Ofsted Outstanding Hayes primary and secondary schools, making it an excellent choice for families.

The accommodation comprises a welcoming entrance hallway, cloakroom, spacious front reception room, separate dining room and a fitted kitchen. Upstairs, there are three generous double bedrooms and a family bathroom.

Hayes is a desirable suburban neighbourhood, ideally located between Bromley, West Wickham and Coney Hall. The area offers excellent transport links into Central London via Hayes Station. Station Approach provides a vibrant selection of cafés, restaurants, convenience stores and a post office, while the charming Old Hayes village offers an additional range of independent shops and local amenities. With an abundance of green open spaces and an excellent choice of highly rated schools, Hayes continues to be one of the area's most popular places to live.

- 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
- CHAIN FREE





This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,
shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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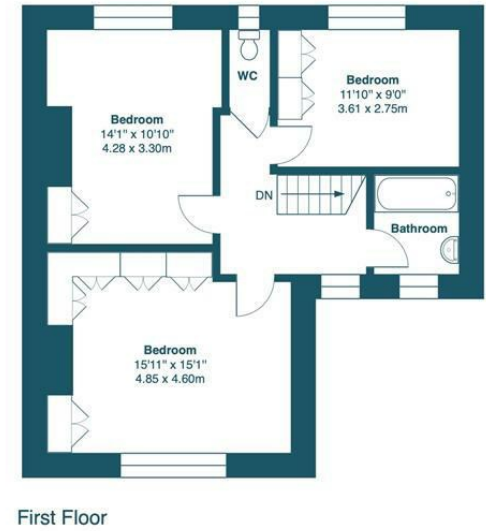
Abbotsbury Road, BR2

Approximate Gross Internal Area = 1343 sq ft / 124.7 sq m

Garage Area = 114 sq ft / 10.5 sq m

Approximate Total Area = 1457 sq ft / 135.2 sq m

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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.