

AKS  
ESTATES



## Abbotswood Way Hayes

£419,950

Freehold

Welcome to this two bedroom mid terrace house located on Abbotswood Way, this property offers a perfect blend of modern living and comfort, making it an ideal starter home for first time buyers or small families.

As you enter the house, you are greeted by a welcoming reception room that provides a warm and inviting space. The layout is practical and functional, ensuring that every corner of the home is utilised effectively. The two well proportioned bedrooms offer ample space for rest and personalisation, catering to your needs as you settle in.

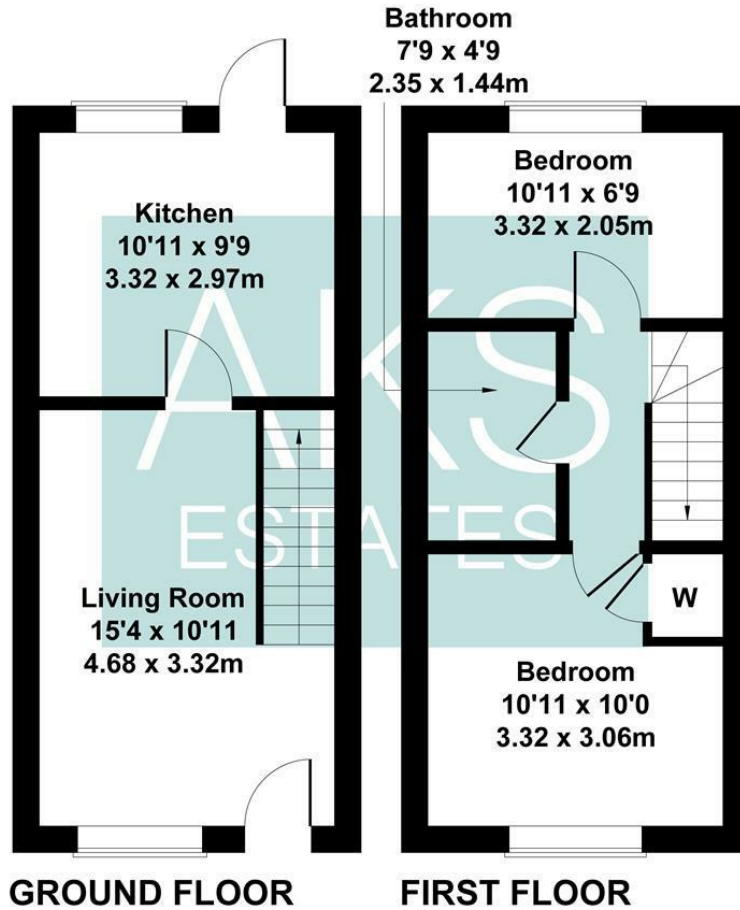
The property features a well maintained bathroom, ensuring convenience for daily routines. One of the standout features of this home is the rear garden, which provides a delightful outdoor space for gardening, play, or simply enjoying the fresh air.

Parking is also available, adding to the convenience of this property. Situated in the heart of Hayes town, you will find yourself within easy reach of local amenities, shops, and transport links, making commuting and daily errands a breeze.



# Abbotswood Way, Hayes

Approximate Gross Internal Area  
560 sq ft - 52 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Heston**  
131A Heston Road  
Hounslow  
TW5 0RF

020 8059 0595  
shiv@aksestates.co.uk  
aksestates.co.uk

