
Sinclair Hammelton
£750,000
Abbotsbury Road
Hayes, BR2 7HQ

PROPERTY SUMMARY

Sinclair Hammelton is pleased to offer to the market this charming and characterful three-bedroom semi-detached house, situated on a popular road in Hayes. Requiring some updating, the property offers excellent scope to enlarge and modernise, creating a wonderful family home.

The accommodation comprises an entrance hall, a front reception room with stunning views, a dining room, a kitchen, and a downstairs WC. To the first floor are three well-proportioned bedrooms with built-in wardrobes, a family bathroom, and a separate WC.

The property is elevated at the front and benefits from a shared driveway leading to the garage. The south-facing rear garden backs onto woodland and has been beautifully maintained over the years.

Further benefits include a cellar, along with potential to extend, subject to the usual planning permissions.

Hayes is a modern suburban area nestled between Bromley, West Wickham, and Coney Hall, offering excellent transport links into Central London via Hayes Station. Station Approach provides a variety of coffee shops, convenience stores, restaurants, and a post office, while further local amenities can be found in Old Hayes Village along Hayes Street. There are several green spaces to enjoy, and the area is renowned for its highly regarded primary and secondary schools.

Viewing is highly recommended, and the property is offered chain free.

3

1

2









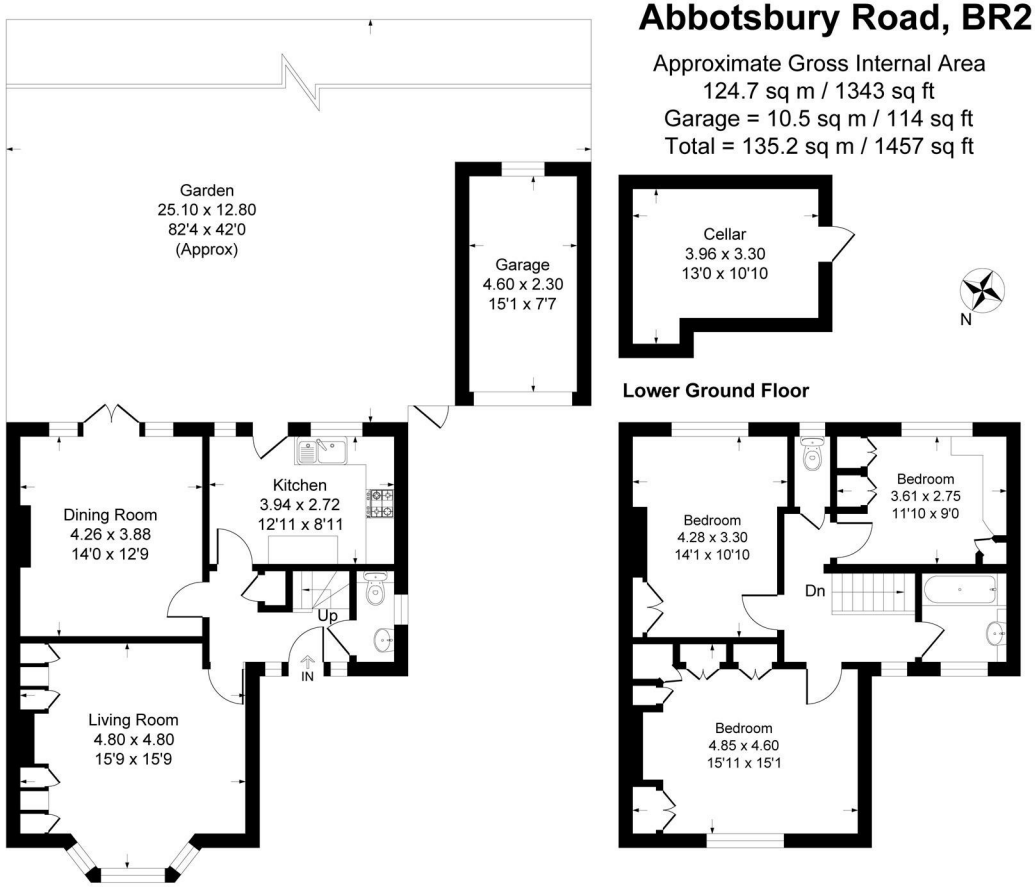






Abbotsbury Road, BR2

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



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.
Produced By Planpix

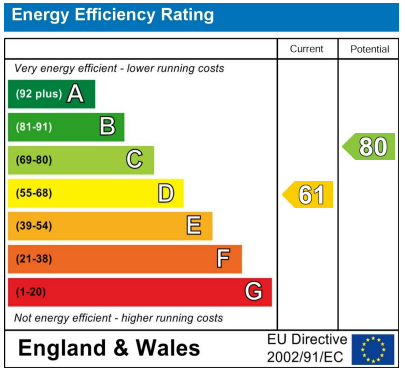
LOCAL AUTHORITY
London Borough of Bromley

TENURE
Freehold

EPC RATING
D

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only



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

Sinclair Hammelton

OFFICE ADDRESS
57 Station Approach
Hayes
Kent
BR2 7EB

OFFICE DETAILS
020 8462 0360
infohy@sinclairhammelton.co.uk
https://www.sinclairhammelton.co.uk