



ASKING PRICE

**£1,150,000**

**Abbotsbury Road**

Hayes, BR2 7HQ

## PROPERTY SUMMARY

Tucked away in the corner of Abbotsbury Road, this simply stunning detached four bedroom two bathroom double fronted detached family home is beautifully presented with a well appointed kitchen /diner a recently installed four piece family bathroom of the highest quality, with a walk in shower, and an impressive en-suite, the property has four double bedrooms, two receptions rooms, utility and a walk in cloakroom/wardrobe that could be converted to a study.

To the exterior of the house is a landscaped rear garden, completed with outside covered kitchen area, with a built in Pizza oven sink and granite work surfaces. Whilst to the front is off street parking and a garage with it's own driveway. The property is within walking distance to Hayes mainline station with it's links into London terminals, and within the catchment of Hayes School. The property would suit the most discerning of purchasers.

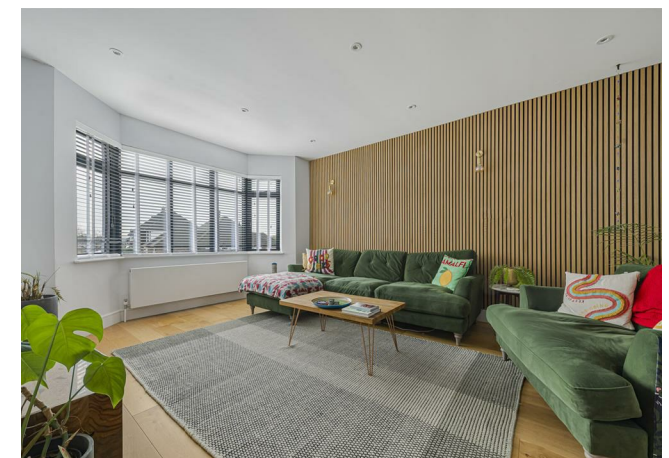
4



2



2



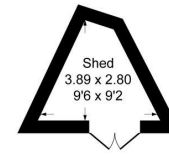
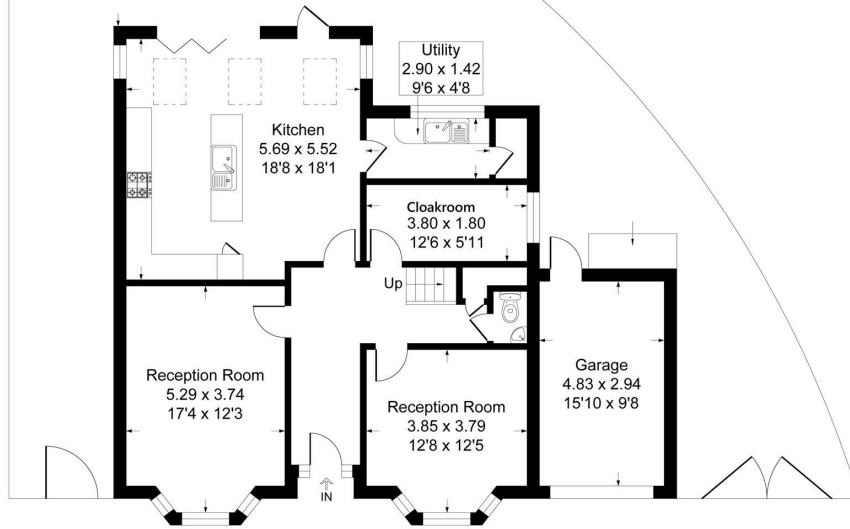


# Abbotsbury Road, BR2

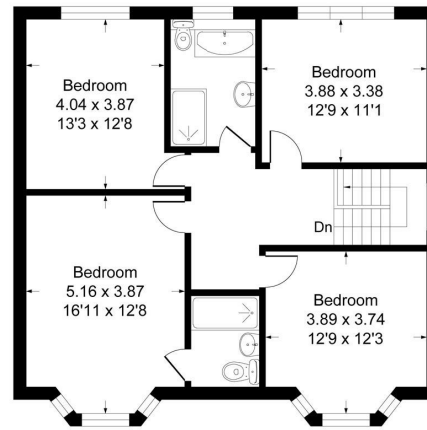
Approximate Gross Internal Area 178.3 sq m / 1920 sq ft  
 Garage = 14.2 sq m / 153 sq ft  
 Shed = 4.0 sq m / 43 sq ft  
 Total = 196.5 sq m / 2116 sq ft



Garden  
17.29 (56'9)  
(Approx)



Shed



First Floor

**LOCAL AUTHORITY**

**TENURE**  
Freehold

**EPC RATING**  
C

**COUNCIL TAX BAND**  
G

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<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

**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.  
**Produced By Planpix**

**OFFICE ADDRESS**

3a Station Approach  
 Hayes  
 Kent  
 BR2 7EQ

**OFFICE DETAILS**

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