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& MILLER



Yeading Gardens, Hayes, UB4 0DW  
£680,000

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## Yeading Gardens, Hayes, UB4 0DW

**£680,000**

- Four Bedroom Semi Detached
- Sought After Location
- Off Street Parking For Multiple Vehicles
- Immaculate Condition
- Nearby to Highly Regarded Schools
- Extended To The Rear & Loft
- Stylish Interiors Throughout
- Outbuilding to Rear
- Freehold
- Close to Local Amenities

## Description

This delightful family home offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a bright and airy reception room, ideal for both relaxation and entertaining, a sleek fitted kitchen and dining area, which provides access to the rear garden, a convenient downstairs WC enhances the practicality of this level.

As you ascend to the first floor, you will find three well-proportioned bedrooms, two equipped with fitted wardrobes, providing ample storage space. The family bathroom and a separate WC on this floor ensure that the needs of a busy household are well catered for.

The second floor boasts a spacious double bedroom, complete with generous storage options and an ensuite bathroom, offering a private retreat.

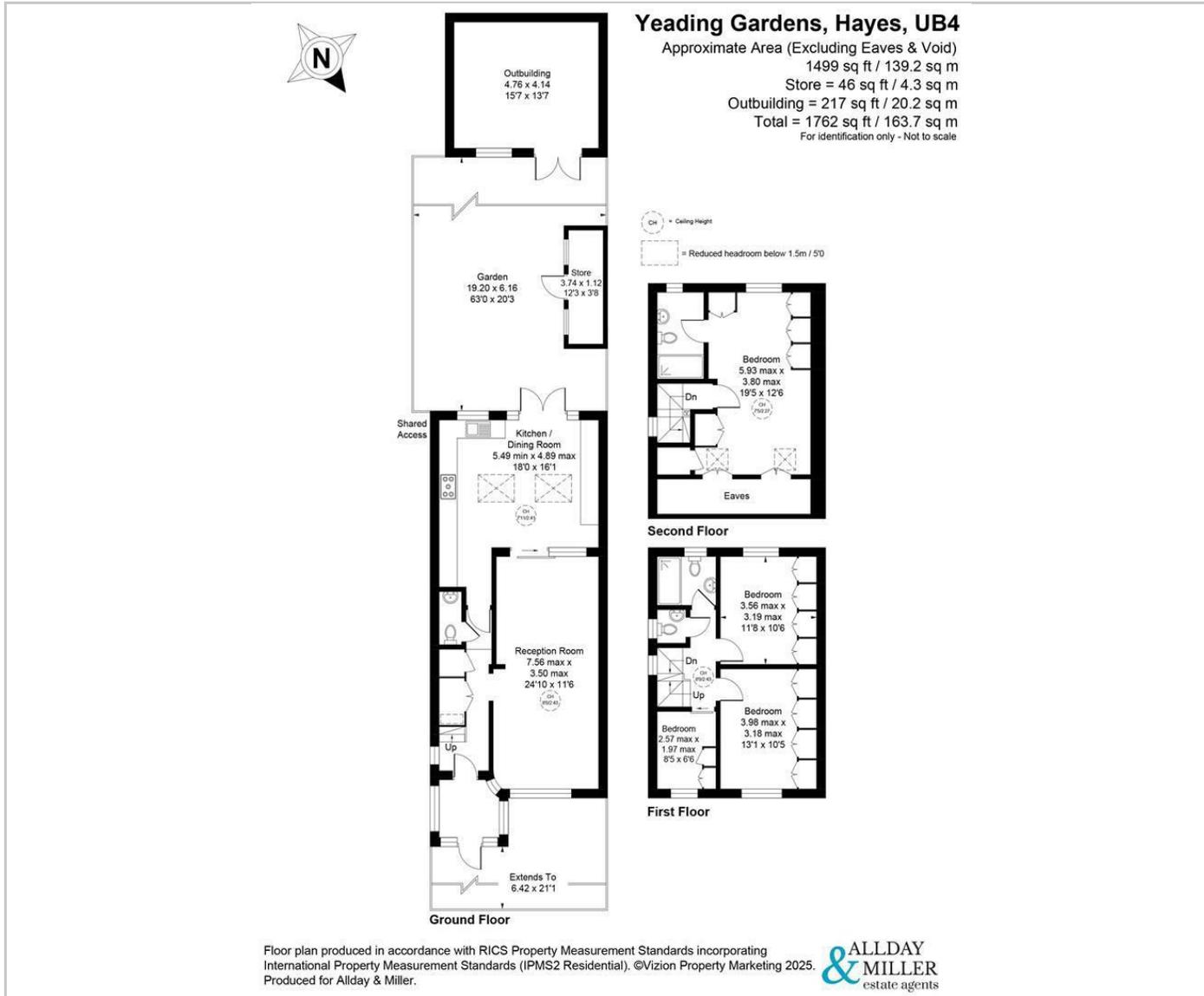
Outside, the property benefits from a front drive that allows for off-street parking, a valuable feature in this area. The private rear garden is mainly laid to lawn and includes an outbuilding and store, providing additional versatility for gardening enthusiasts or those in need of extra storage.

## Situation

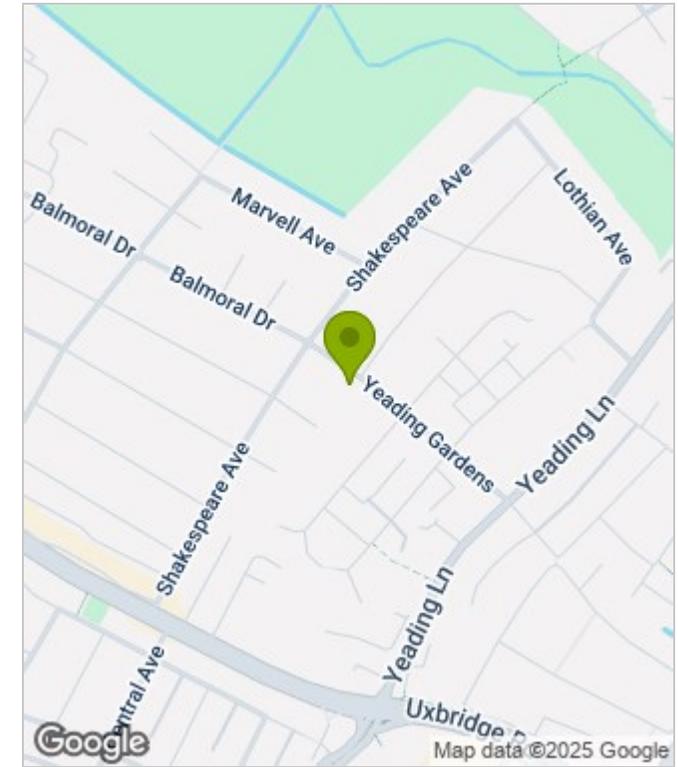
Yeading Gardens is located off Yeading Lane. The property itself is 175 yards from the junction of Yeading Lane & Willow Tree Lane with it's local shopping facilities. With just a short walking distance to the popular Yeading Infant and Nursery School a bit further on, the Uxbridge Road with variety of shops, takeaways, restaurants, and small businesses just under a mile away. As is the Lombardy Retail Park with it's Sainsbury's superstore & a selection of well-known High Street brand shops. Local bus services providing access to Uxbridge, Ealing & the surrounding areas along with Hayes Town with it's Hayes & Harlington mainline station with the Elizabeth Line. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 along with the Tesco's Yeading superstore, B&Q & B&M are just over half a mile from the property.



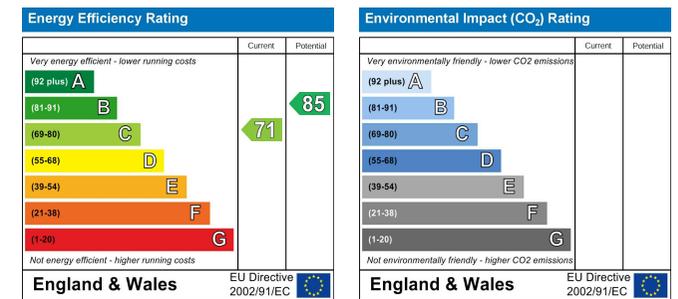
## Floor Plans



## Area Map



## Energy Performance Graph



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