

ALLDAY
& MILLER



Varcoe Gardens, Hayes, UB3 2FJ
£550,000

3 3 1 B



Varcoe Gardens, Hayes, UB3 2FJ

£550,000

- Four Double Bedrooms
- Two En-Suites & Separate Family Bathroom
- Private Rear Garden
- Good Condition Throughout
- Solar Panels
- Ground Floor WC
- Off Street Parking
- Juliet Balcony
- Garage
- Close To Highly Regarded Schools

Description

This charming terraced house offers a perfect blend of comfort and modern living. Spanning an impressive 1,378 square feet, this family home is designed to cater to the needs of contemporary life.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient downstairs WC, the heart of the home is the sleek fitted kitchen and dining area, which provides an ideal space for family gatherings and entertaining.

The first floor boasts a spacious reception room, perfect for relaxation, alongside a family bathroom and a well appointed bedroom that features its own balcony, providing a lovely outdoor space.

Ascending to the second floor, you will find two additional bedrooms, each with their own ensuite bathrooms, ensuring privacy and comfort for all family members or guests.

The property also benefits from parking at the front, along with a garage, adding to the convenience of this lovely home. To the rear a private garden, which is predominantly laid to lawn.

Situation

Varcoe Gardens giving easy access to the Uxbridge road with its variety of local shops, takeaways, coffee shops and cafes. A number of bus/road links including the M40, M4 and M25 with its links to London and the Home Counties. Hayes Town Centre is just a short drive away with the Elizabeth Line, making the journey into Central London a breeze. The area is served by highly regarded schools in the local area including Colham Manor primary school, Botwell House Catholic school and Harlington school.




Floor Plans



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

Approximate Area (Excluding Void) = 1311 sq ft / 121.8 sq m
Garage = 67 sq ft / 6.2 sq m
Total = 1378 sq ft / 128.0 sq m
For identification only - Not to scale

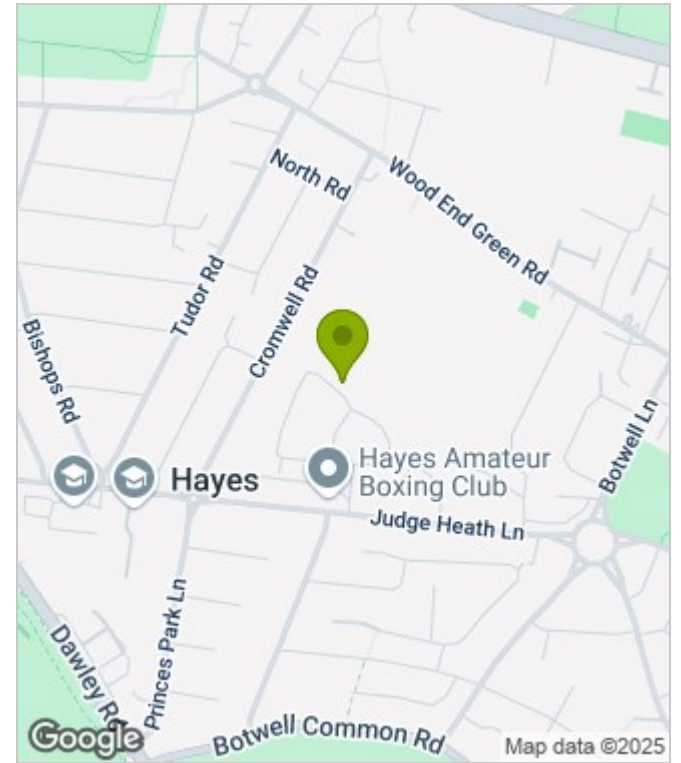
For identification only - Not to scale

 = Ceiling Height



ALLDAY & MILLER
estate agents

Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		81	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.