

ALLDAY
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Selan Gardens, Hayes, UB4 0EA
£630,000

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- Four Bedrooms
- Extended
- Cul-De-Sac Location
- Good Condition Throughout
- Two Bathrooms
- Driveway
- Excellent Rated Schools Nearby
- Easy Reach To An Elizabeth Line Station

Description

This house presents an excellent opportunity for families seeking a spacious and comfortable home. Upon entering, you are welcomed by a generous reception room that seamlessly flows into a dining area, creating an inviting atmosphere, a fitted kitchen providing easy access to the rear of the property.

The first floor features three bedrooms, complemented by a family bathroom that caters to the needs of the household.

Ascending to the second floor, you will discover an additional bedroom along with another bathroom, offering privacy and convenience for family members or guests.

Externally benefits from a front drive with convenient off street parking. To the rear is a private rear garden perfect for outdoor dining & entertainment.

Situation

Selan Gardens moments from the junction of Yeading Lane & Willow Tree Lane with its 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 its 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 its 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.



Selan Gardens, Hayes, UB4
Approximate Area (Excluding Eaves & Void)
1230 sq ft / 114.3 sq m
Outbuilding = 169 sq ft / 15.7 sq m
Total = 1399 sq ft / 130.0 sq m
For identification only - Not to scale

Ground Floor

Outbuilding
5.47 x 2.87
17'11 x 9'5

Garden
24.92 x 5.32
81'9 x 17'5

Kitchen
4.91 max x
2.92 max
16'1 x 9'7

Dining Room
3.33 max x
3.09 max
10'11 x 10'2

Reception Room
3.46 max x
3.44 max
11'4 x 11'3
CH 802.44

Utility
2.60 x 1.97
8'6 x 6'6

Up

8.84 x 5.32
29'0 x 17'5

Second Floor

Bedroom
4.84 max x
3.22 min
15'11 x 10'7
CH 810.08

Eaves

Dn

First Floor

Bedroom
3.46 max x
3.35 max
11'4 x 11'0
CH 722.56

Bedroom
3.74 max x
3.07 max
12'3 x 10'1

Bedroom
2.15 x 1.98
7'1 x 6'6

Up

Dn

CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC			

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