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Clifford Gardens, Hayes, UB3 1NX
£675,000

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- Five Bedrooms
- Situated On A Private Road
- Downstairs W.C
- Private Rear Garden
- Good Schools Nearby
- Detached House
- Two Bathrooms
- Integral Garage
- No Onward Chain
- Walking Distance To An Elizabeth Line Station

Description

This spacious family home offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a bright reception room that provides an inviting space for relaxation, a fitted kitchen, complemented by a utility room and a convenient downstairs WC.

The first floor boasts four bedrooms, with the master bedroom featuring an ensuite for added privacy and convenience, a family bathroom completes this level.

Outside, the property benefits from a front drive that provides ample parking and access to a garage. The rear garden is a delightful retreat, predominantly laid to lawn, offering a private space for outdoor dining and entertainment.

Situation

Clifford Gardens a private road situated in Hayes moments from the Town Centre with its variety of shops, cafes, take aways and restaurants. Hayes & Harlington station being just a 10 minute walk, with the Elizabeth Line Station providing a fast journey into Central London. The M4 + M25 motorways, Heathrow Airport, and Stockley Park also within a close proximity. Added benefit of a number of highly regarded schools in the local area including Harlington Community School and Pinkwell Primary school.



Clifford Gardens, UB3

Approximate Area = 1224 sq ft / 113.7 sq m
Garage = 118 sq ft / 11.0 sq m
Total = 1342 sq ft / 124.7 sq m
For identification only - Not to scale

Ground Floor

Reception Room
4.81 max x 3.89 max
15'9" x 12'9"

Bedroom
3.89 max x 2.54 max
12'9" x 8'4"

Utility
2.65 x 1.46
8'8" x 4'9"

Kitchen
3.60 max x 2.86 max
11'10" x 9'5"

Garage
4.87 x 2.40
16'0" x 7'10"

Driveway / Front Garden

First Floor

Bedroom
4.08 min x 2.69 max
13'5" x 8'10"

Bedroom
3.48 x 2.00
11'5" x 6'7"

Bedroom
4.80 max x 3.75 max
15'9" x 12'4"

Bedroom
3.75 max x 2.39 max
12'4" x 7'10"

Bathroom

Up

Dn

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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A map of a residential area in Dawley, Shropshire. A green pin is placed on Dawley Rd, between Wentworth Cres and Pinkwell Ave. The map shows several streets: Bourne Ave at the top left, Waltham Ave below it, Mildred Ave running vertically on the left, Wentworth Cres and Pinkwell Ave running horizontally in the center, Pinkwell Ln running horizontally below them, Shepiston Ln running diagonally from the bottom left towards the center, High St running diagonally from the bottom right towards the center, Station Rd running vertically on the right, and N Hyde Rd at the top right. A green area representing a park or field is visible at the bottom left, near Shepiston Ln. The Google logo and 'Map data ©2025 Google' are at the bottom.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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>	Current Potential 73 84	<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>	Current Potential
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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