



Selan Gardens, Hayes, UB4 0EB
£435,000





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- Two Double Bedrooms
- Freehold
- Residents Parking
- Potential To Extend STPP
- Good Schools Nearby
- House
- Garage In Block
- Chain Free
- Cul-De-Sac Location
- Easy Reach To An Elizabeth Line Station

Description

This house presents an excellent opportunity for those looking to make it their own. Comprising of a spacious reception room, perfect for relaxation, a fitted kitchen and dining room offers an inviting area for family meals and gatherings.

On the first floor, you will find two bedrooms. The master bedroom features an ensuite bathroom, ensuring privacy and convenience, while a second bathroom serves the additional bedroom.

Outside, the property is complemented by a private rear garden, predominantly laid to lawn. Additionally, a garage offers valuable storage or parking options.

Situation

Selan Gardens moments 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.



Selan Gardens, UB4

Approximate Area = 840 sq ft / 78.0 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 1004 sq ft / 93.2 sq m
For identification only - Not to scale

The floor plan consists of two main sections: the Ground Floor and the First Floor. The Ground Floor is on the left and includes a large Reception Room (4.42 x 4.34 / 14'6 x 14'3) at the front, a Kitchen (3.00 x 2.00 / 9'10 x 6'7) and Dining Room (3.00 x 2.23 / 9'10 x 7'4) at the back, and a Garden (13.00 x 6.00 / 42'8 x 19'8) at the rear. A staircase labeled 'Up' leads to the First Floor. The First Floor is on the right and includes two Bedrooms (3.00 x 2.50 / 9'10 x 8'2 and 4.57 max x 4.35 max / 15'0 x 14'3), a Bathroom, and a staircase labeled 'Dn' leading back to the Ground Floor. A separate Garage (5.03 x 2.92 / 16'6 x 9'7) is shown to the right of the First Floor, with a note indicating its location and orientation are not shown in the actual plan.

Ground Floor

- Reception Room: 4.42 x 4.34 / 14'6 x 14'3
- Kitchen: 3.00 x 2.00 / 9'10 x 6'7
- Dining Room: 3.00 x 2.23 / 9'10 x 7'4
- Garden: 13.00 x 6.00 / 42'8 x 19'8

First Floor

- Bedroom: 3.00 x 2.50 / 9'10 x 8'2
- Bedroom: 4.57 max x 4.35 max / 15'0 x 14'3
- Bathroom

Garage
5.03 x 2.92 / 16'6 x 9'7
(Not Shown In Actual Location / Orientation)

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.

ALLDAY & MILLER
estate agents

A map of the Yeadon area in Leeds. A green pin marks the location of the Yeadon Community Centre, situated between Shakespeare Ave and Lothian Ave, and between Yeadon Ln and Yeadon Gardens. Other streets shown include Marvell Ave, Yeadon Ln, and Yeadon Fork. A green area at the top is labeled 'Belmore playing field'. A blue area at the bottom right is labeled 'Yeadon Brook'. The Google logo is in the bottom left, and 'Map data ©2025 Google' is in the bottom right.

Energy Efficiency 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>		65	78
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<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			

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