









Selan Gardens, Hayes, UB4 0EA

£630,000

- Four Bedrooms
- Extended To The Rear & Loft Conversion
- Cul-De-Sac Location
- Good Condition Throughout
- Original Parquet Flooring Underneath Laminate

- Two Bathrooms
- Driveway
- Excellent Rated Schools Nearby
- Easy Reach To An Elizabeth Line Station
- Planning Permission For Double Garage

## **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 coinvent 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 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 Tescos Yeading superstore, B&Q & B&M are just over half a mile from the property.

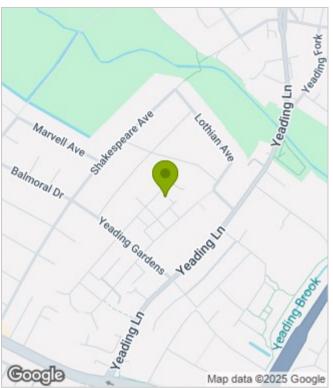




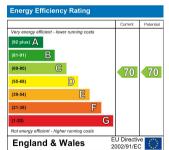


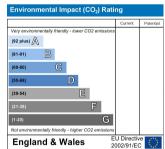
## Floor Plans Area Map





## **Energy Performance Graph**





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