



Selan Gardens, Hayes, Middlesex, UB4 0EA

A large 3 bedroom extended end of terraced house with a bonus loft room and a spacious detached garden annex with shower and toilet. Located within a much sought after residential area of North Hayes close to Yeading Lane and the Uxbridge Road is this excellent family house with gas central heating and double glazed windows you have an extended entrance hall, large lounge, downstairs toilet and a spacious kitchen/dining room extension. The 1st floor has 2 double bedrooms with fitted wardrobes, a single bedroom and a modern bathroom. The landing has a built-in staircase up into a bonus loft room with skylight windows, currently as a 4th bedroom.

Outside has a large easy maintained rear garden + a detached garden annexe with storage and a shower room/toilet. Your own drive to the front parks 2/3 cars

Asking Price £579,950

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

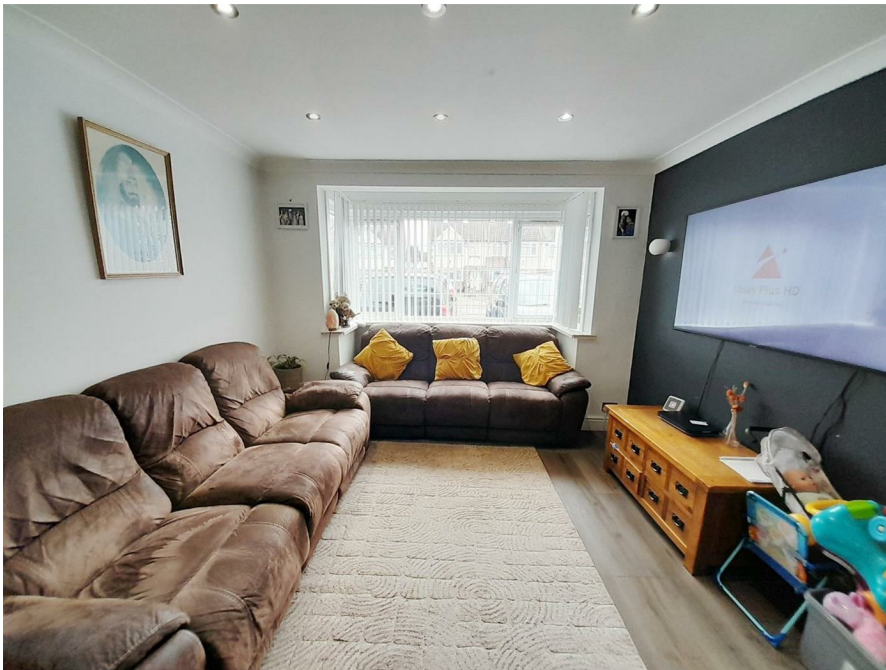
Email: info@charrisondavis.com www.charrisondavis.co.uk

53 Selan Gardens, Hayes, Middlesex UB4 0EA

Entrance Hall



Lounge



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Kitchen/Dining Room



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Downstairs Toilet



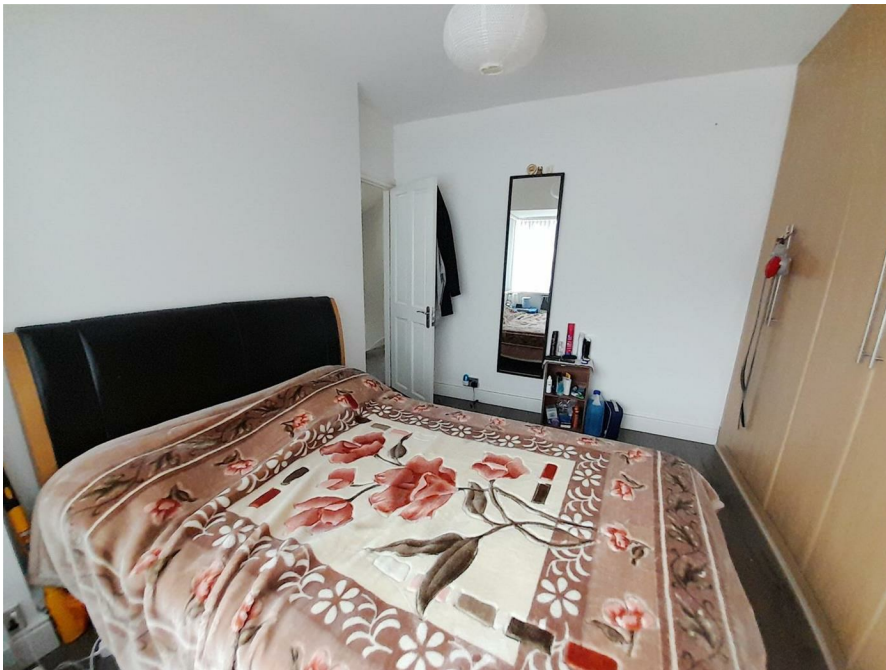
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Bedroom



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Bedroom



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Bedroom



Bathroom



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Loft Bonus Room/4th Bedroom



Garden Annex



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Annex Shower Room



Rear Garden



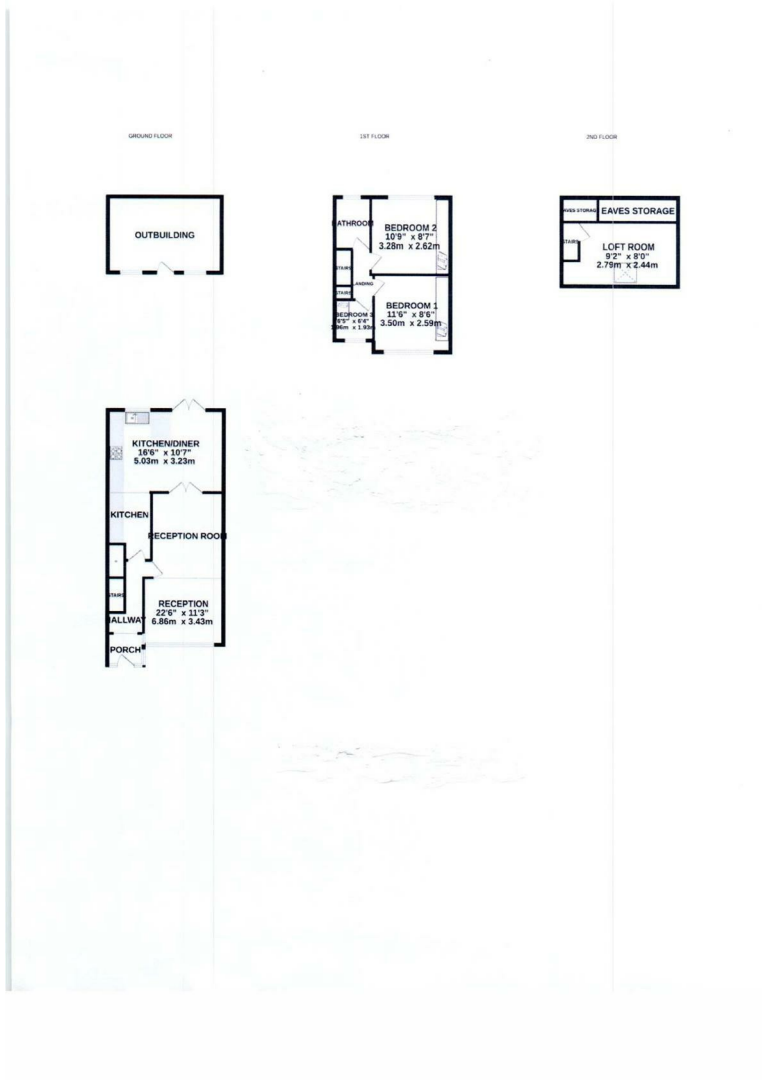
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Reverse



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Floor Plan



Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></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><i>Not energy efficient - higher running costs</i></p>		

England & Wales

EU Directive
2002/91/EC



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