



## Selan Gardens, Hayes, UB4 0EB

THIS IS A DELIGHTFUL AND MORE SPACIOUS THAN EXPECTED 3 BEDROOM EXTENDED HOUSE SITUATED WITHIN A POPULAR RESIDENTIAL AREA OFF YEADING LANE, NORTH HAYES.

The property had gas central heating (combination boiler) and double glazed windows with the well presented accommodation providing an enclosed porch, entrance hall, lounge, fitted kitchen/breakfast room + separate utility room and a 2nd reception room which has previously been used as an occasional 4th bedroom.

Upstairs has 2 double bedrooms and a single, modern bathroom +plumbed shower and loft space suitable for conversion stpp. Outside has very attractive rear garden with a feature Pergola and fish pond, well tended lawn and a variety of flowers and shrubs. A full length footpath leads to a large storage shed.

A choice of schools and transport links are close-by for access to the A40 London, Southall, Heathrow and Hayes & Harlington Elizabeth line station (Paddington within 20 minutes).

**Asking Price £529,950**

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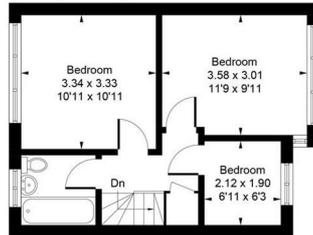
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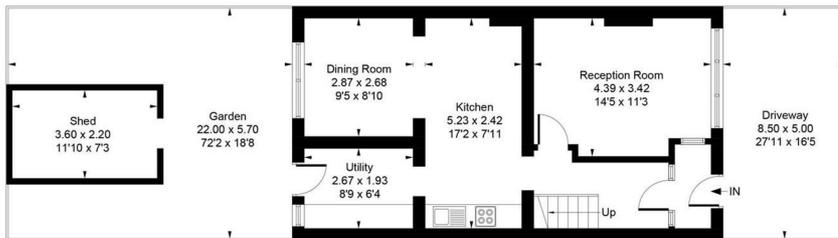
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Approximate Gross Internal Area = 89.17 sq m / 960 sq ft  
 Shed = 7.92 sq m / 85 sq ft  
 Total = 97.09 sq m / 1045 sq ft



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>71</p>	<p>81</p>

**England & Wales**

EU Directive  
2002/91/EC



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