







Clifford Gardens, Hayes, UB3 1NX

- Detached House
- NO CHAIN & READY TO MOVE IN!
- Master Bedroom with En-Suite Bathroom
- Private Rear Garden
- Walking Distance To Local Amenities, Schools & Hayes & Harlington Station
- Four/Five Bedrooms
- Downstairs WC & First Floor Family Bathroom
- Separate Utility Room
- Own Drive for Multiple Cars & Integral Garage
- EPC Rating: C/Council Tax: F

Asking Price £650,000

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Situated in a quiet residential cul-de-sac in the heart of Hayes, this recently refurbished and well-presented four/five-bedroom detached house offers generous and versatile living space ideal for growing families.

The ground floor comprises a spacious reception room with direct access to the private rear garden, creating the perfect setting for both relaxing and entertaining. To the front of the property, there is a separate kitchen, thoughtfully laid out, along with a separate utility room with sink area and direct side access providing additional storage and laundry space. A convenient downstairs WC completes the ground floor accommodation. One of the five bedrooms is also located on the ground floor, offering flexibility for guests, multi-generational living or a home office.

Upstairs, you will find four well-proportioned bedrooms, including a master bedroom with its own en-suite shower room. The remaining bedrooms are served by a modern first floor family bathroom with both bath and shower facilities.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and family enjoyment, as well as side access. To the front, there is an integral garage and driveway parking.

Clifford Gardens is conveniently located within walking distance of local amenities along Coldharbour Lane and the Uxbridge Road, a selection of well-regarded local primary and secondary schools, and Hayes & Harlington Station (Elizabeth Line and National Rail), providing fast and direct connections into Paddington, Bond Street, Canary Wharf and Heathrow Airport. The property also offers easy access to the M4, A312 and A40 for motorists.

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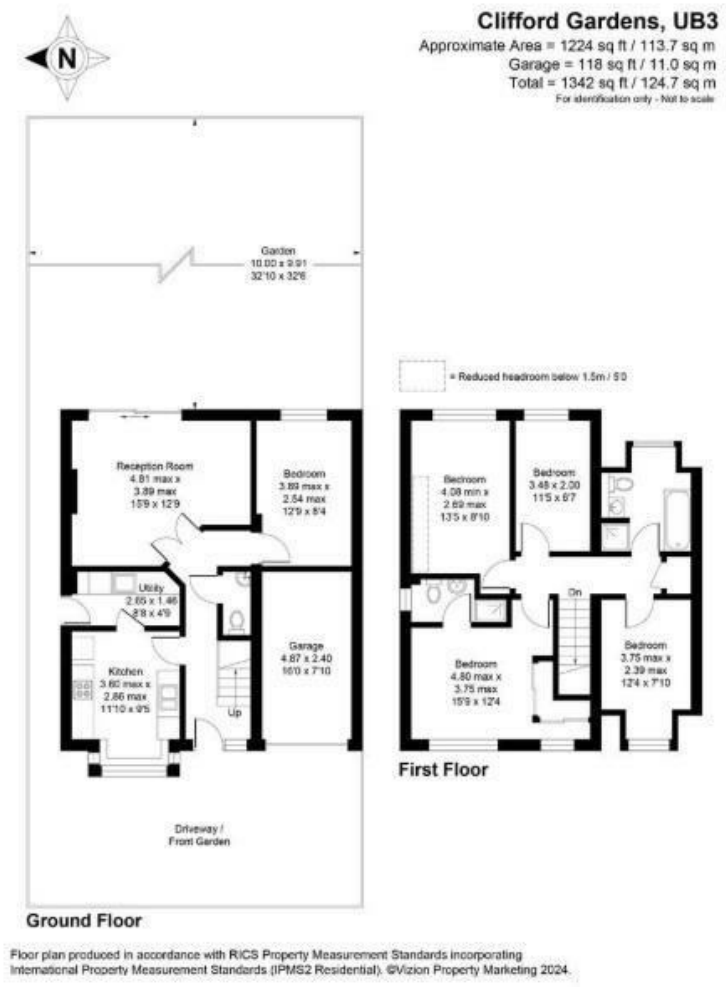






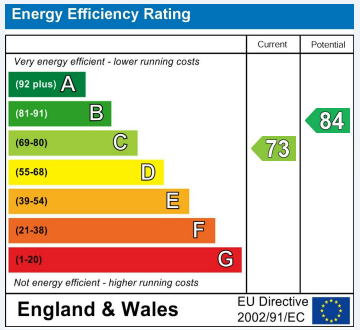






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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