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Clifford Gardens, Hayes, UB3 1NX
£670,000

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- Five Bedrooms
- Situated On A Private Road
- Downstairs W.C
- Private Rear Garden
- Recently Refurbished
- Detached House
- Two Bathrooms
- Integral Garage
- No Onward Chain
- Walking Distance To An Elizabeth Line Station

Description

This spacious family home offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a bright reception room that provides an inviting space for relaxation, a fitted kitchen, complemented by a utility room and a convenient downstairs WC. You have access to a integral garage currently used as great storage space, with permission, this could be converted into another bedroom or second reception.

The first floor boasts four bedrooms, with the master bedroom featuring an ensuite for added privacy and convenience, a family bathroom completes this level.

This property has recently been refurbished and has a brand new boiler installed.

Outside, the property benefits from a front drive that provides ample parking and access to a garage. The rear garden is a delightful retreat, predominantly laid to lawn, offering a private space for outdoor dining and entertainment.

Situation

Clifford Gardens a private road situated in Hayes moments from the Town Centre with its variety of shops, cafes, take aways and restaurants. Hayes & Harlington station being just a 10 minute walk, with the Elizabeth Line Station providing a fast journey into Central London. The M4 + M25 motorways, Heathrow Airport, and Stockley Park also within a close proximity. Added benefit of a number of highly regarded schools in the local area including Harlington Community School and Pinkwell Primary school.



Clifford Gardens, UB3

Approximate Area = 1224 sq ft / 113.7 sq m
Garage = 118 sq ft / 11.0 sq m
Total = 1342 sq ft / 124.7 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 a large rectangular area with a central hallway. It includes a Reception Room (4.81 max x 3.89 max, 15'9 x 12'9), a Bedroom (3.89 max x 2.54 max, 12'9 x 8'4), a Kitchen (3.60 max x 2.86 max, 11'10 x 9'5), a Utility (2.65 x 1.46, 8'8 x 4'9), a Garage (4.87 x 2.40, 16'0 x 7'10), and a Driveway / Front Garden. The First Floor is a smaller area with a central hallway and four bedrooms. The bedrooms have dimensions: 4.08 min x 2.69 max (13'5 x 8'10), 3.48 x 2.00 (11'5 x 6'7), 4.80 max x 3.75 max (15'9 x 12'4), and 3.75 max x 2.39 max (12'4 x 7'10). A legend indicates that dashed lines represent reduced headroom below 1.5m / 5'0. A north arrow is located in the top left corner.

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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A map of the Harlington School area. The map shows several streets: Bourne Ave, Waltham Ave, Mildred Ave, Wentworth Cres, Pinkwell Ave, Shepiston Ln, Dawley Rd, Millington Rd, N Hyde Rd, Station Rd, High St, and Elers Rd. A green location pin is placed on Dawley Rd, near the intersection with Shepiston Ln. Harlington School is marked with a school icon. The map includes the Google logo and 'Map data ©2026 Google' at the bottom.

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>			84
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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