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Clifford Gardens, Hayes, UB3 1NX
£700,000

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- Five Bedrooms
- Situated On A Private Road
- Downstairs W.C
- Private Rear Garden
- Good Schools Nearby
- 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.

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

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

Ground Floor

Reception Room
4.81 max x
3.89 max
15'9 x 12'9

Bedroom
3.89 max x
2.54 max
12'9 x 8'4

Utility
2.65 x 1.46
8'8 x 4'9

Kitchen
3.60 max x
2.86 max
11'10 x 9'5

Garage
4.87 x 2.40
16'0 x 7'10

Driveway /
Front Garden

First Floor

Bedroom
4.08 min x
2.69 max
13'5 x 8'10

Bedroom
3.48 x 2.00
11'5 x 6'7

Bedroom
4.80 max x
3.75 max
15'9 x 12'4

Bedroom
3.75 max x
2.39 max
12'4 x 7'10

Bathroom

Up

Dn

= Reduced headroom below 1.5m / 5'0

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 Dawley Rd area in Walsley, showing a green location pin on Dawley Rd. The map includes labels for Bourne Ave, Waltham Ave, Mildred Ave, Wentworth Cres, Pinkwell Ave, Pinkwell Ln, Shepiston Ln, High St, Station Rd, and A437. The Google logo and 'Map data ©2025 Google' are visible at the bottom.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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>	Current Potential 73	Current Potential 84	<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	England & Wales EU Directive 2002/91/EC		

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