



Selan Gardens, Hayes

- Four Bedrooms
- Ground Floor Bathroom
- Modern & Extended Kitchen
- Generous Rear Garden w/ Multiple Storage Units & Sheds
- Further Scope To Extend (STPP)
- Terraced Family Home
- Open Plan Reception Room
- Own Driveway
- Quiet Residential Street
- EPC Rating TBC / Council Tax Band D

£535,000

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HERE TO GET *you* THERE

Selan Gardens, Hayes

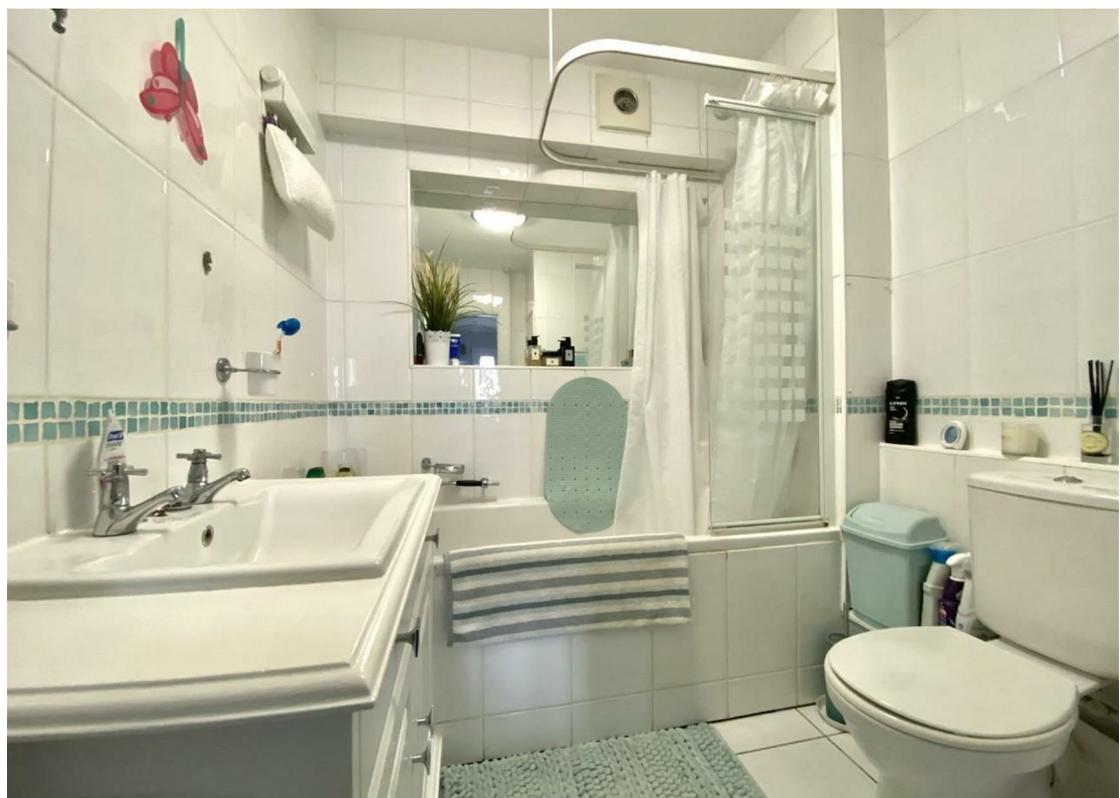
DESCRIPTION

Situated on Selan Gardens in North Hayes is this well presented and much loved four bedroom family home. The property has been well kept by its current owners and has the benefit of a rear extension. There is further potential to extend subject to planning permission.

The property comprises entrance porch, entrance hall, ground floor bathroom suite, open plan reception room, modern fitted kitchen/diner, four first floor bedrooms and ample storage facilities throughout. Outside the property has parking for four cars, a generous rear garden with multiple storage units/sheds and has the further benefit of rear vehicular access.

Selan Gardens is a residential street in the North Hayes area and is within easy reach to local schools, amenities, transport links and Heathrow Airport. The Lombardy Retail Park, A312/A40 motorway links and the Uxbridge Road are all a short drive away along with the Elizabeth Line which can also be commuted to in under half an hour.

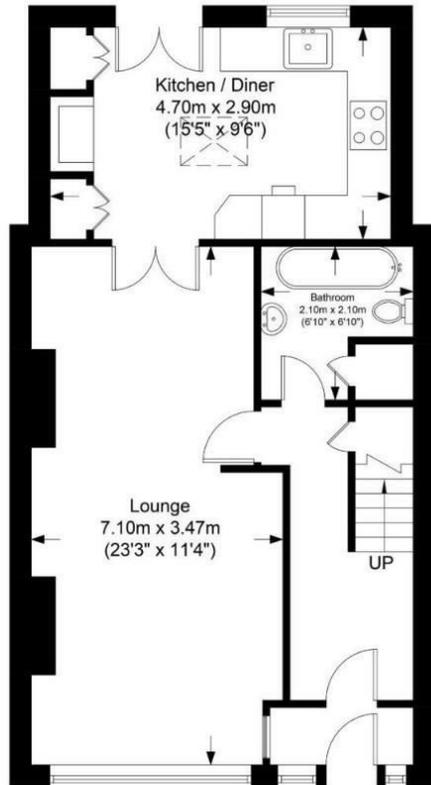




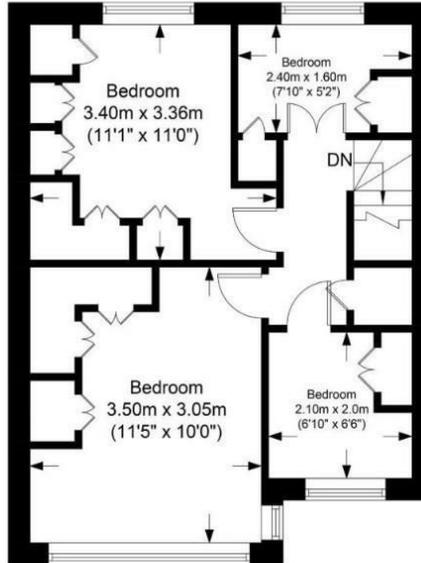
Approximate Gross Internal Floor Area : 87.10 sq m / 937.53 sq ft

Garden Measurement - (20.20m x 6.20m = 66'3" x 20'4")

Shed Measurement - (7.10m x 2.20m = 23'3" x 7'2")



Ground Floor



First Floor



Illustration purposes only. All measurements are approximate.

Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB
 Tel: 0208 848 0978 Email:
 hayes@hunters.com <https://www.hunters.com>



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.

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>		
England & Wales	EU Directive 2002/91/EC	

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.

