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

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## Clifford Gardens, Hayes, UB3 1NX

**£670,000**

- 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*

**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

**Ground Floor**

Garden  
10.00 x 9.91  
32'10" x 32'6"

**First Floor**

= 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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estate agents

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

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     | Current                  | Potential                  | Environmental Impact (CO <sub>2</sub> ) 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>Current</p> <p>73</p> | <p>Potential</p> <p>84</p> | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i></p> | <p>Current</p> | <p>Potential</p> |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                        |                          |                            | <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                              |                |                  |

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