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Clement Gardens, Hayes, UB3 4AR  
£525,000





## Clement Gardens, Hayes, UB3 4AR

**£525,000**

- Three Bedrooms
- Freehold
- Potential To Extend STPP
- Two Garages
- Walking Distance To Elizabeth Line Station
- Semi-Detached
- No Onward Chain
- Quiet Cul-De-Sac
- Easy Access To M4 + M25 Motorways
- Good Schools Nearby

## Description

This semi-detached house presents an excellent opportunity for those seeking a family home with great potential.

Upon entering, you are welcomed by an entrance hallway that leads you to a spacious reception room, a dining area, perfect for entertaining guests or enjoying family meals and a fitted kitchen. Access to the rear is via the kitchen and dining room.

The first floor features three comfortable bedrooms, each with the potential to be personalized to your taste. A family bathroom completes this level, ensuring convenience for all residents.

Externally there is a drive with parking for residents. To the rear a sizeable private garden and two garages one situated at the front and one to the rear with access, provide ample storage or parking options.

## Situation

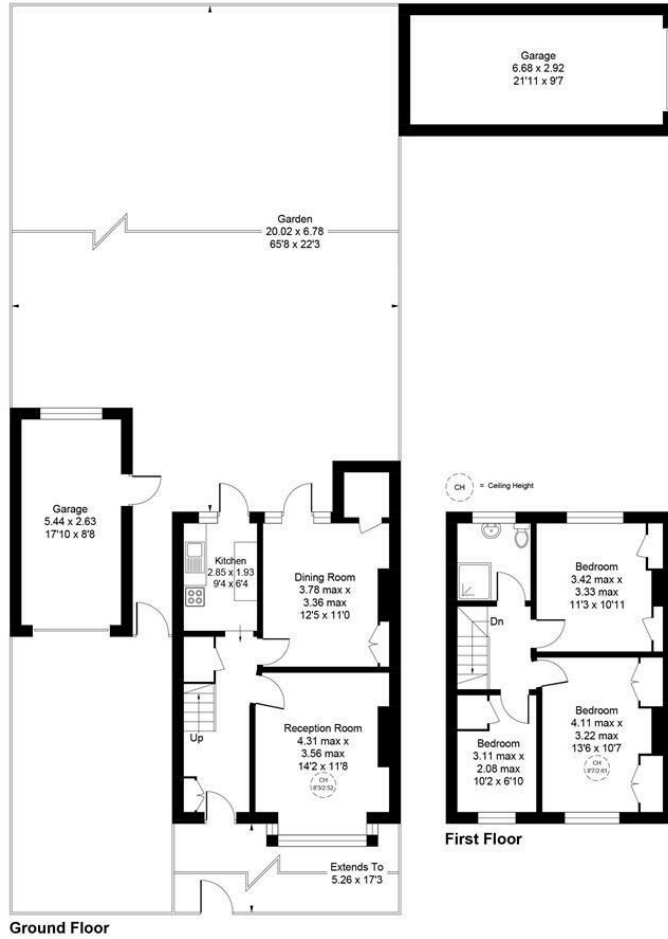
Clement Gardens is situated just a short drive from Hayes town centre with its variety of shops, cafes, take aways and restaurants. Hayes & Harlington station on the Elizabeth Line Station provide a fast journey into Central London. The M4 + M25 motorways, Heathrow Airport, and Stockley Park also within a close proximity. There is the added benefit of a number of highly regarded schools in the local area including Harlington Community School and Pinkwell Primary school.



## Floor Plans

### Clement Gardens, Hayes, UB3

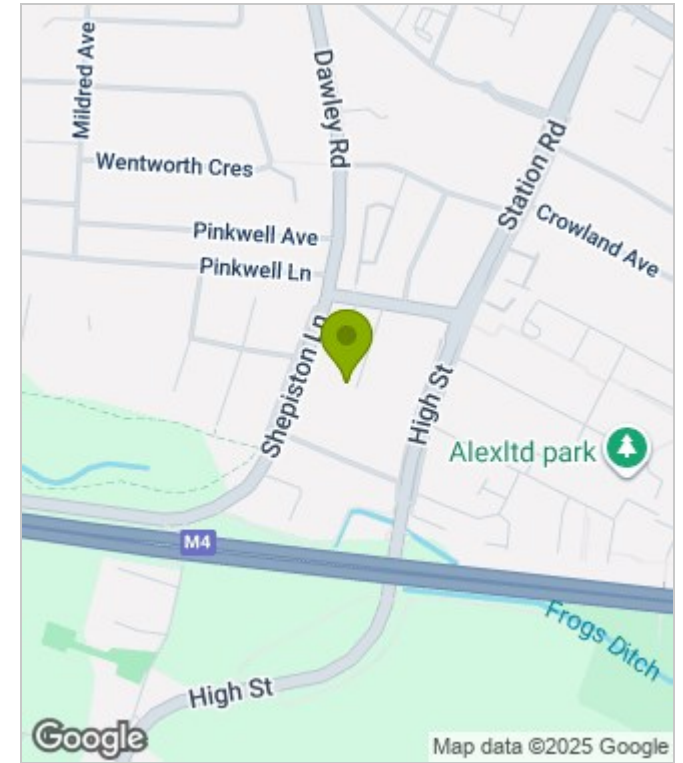
Approximate Area = 935 sq ft / 86.9 sq m  
 Garages = 371 sq ft / 34.5 sq m  
 Total = 1306 sq ft / 121.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

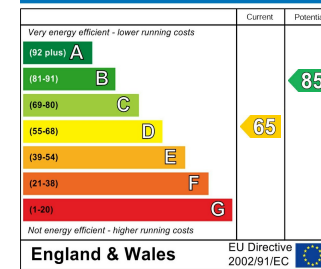


## Area Map

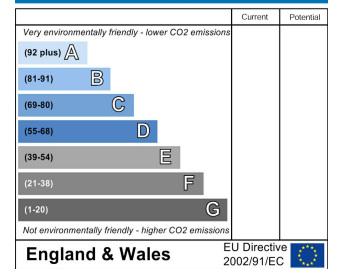


## Energy Performance Graph

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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