



MOVE INN ESTATES

MAKING THE RIGHT MOVE



Selan Gardens

, Hayes, UB4 0EA

Price Guide £599,500



4 3 1 D

A map of the Belmore playing field area in Ruislip. The map shows Kingshill Ave at the top, The Parkway running vertically on the right, and Veading Ln running diagonally from the bottom left towards the center. Coldharbour Ln branches off from Veading Ln. Barra Hall Park is located to the west of Veading Ln. The Belmore playing field is marked with a grey pin icon. The map includes the Google logo and the text 'Map data ©2026 Google' at the bottom.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		84
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (61-91) B (49-60) C (55-68) D (39-54) E (21-38) F (1-20) G		
Not environmentally friendly - higher CO₂ emissions		

England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Please contact our Move Inn Estates - Sales Office
on 0208 574 4966 if you wish to arrange a viewing appointment
for this property or require further information.

- Four Well-Proportioned Bedrooms
- Three Bathrooms
- Spacious Open-Plan Living & Dining Area
- Extended Fitted Kitchen with Breakfast Bar
- Impressive Loft Conversion
- Generous Mature Rear Garden
- Large Patio Area Ideal for Entertaining
- Block-Paved Driveway with Off-Street Parking
- Excellent Family Home Across Three Floors
- Convenient Location for Schools, Amenities & Transport Links

A bright, modern bedroom with a large bed, a window with curtains, and a large mirror. The room features light-colored walls, a wooden floor, and a large mirror reflecting the bed and window. A small bedside table with a lamp and a clock is visible next to the bed.

A large, well-maintained garden with a paved patio area, a lawn, and a wooden fence. The garden is filled with various plants, including a large tree, a banana plant, and several potted flowers. Two wooden chairs and a small table are on the patio. The sky is clear blue.

Across the upper floors are four well-proportioned bedrooms, complemented by three bathrooms, providing excellent practicality for a larger household. The loft conversion creates particularly impressive additional accommodation, with excellent natural light provided by roof windows.

Externally, the property benefits from a substantial block-paved driveway providing valuable off-street parking. To the rear is a superb, mature garden with a lawn, patio seating area, established planting and an impressive variety of shrubs and greenery, offering a wonderful outdoor space.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

46 Vicarage Farm Road, Hounslow, Middlesex, TW5 0AB
Tel: 0208 574 4966 **Email:** info@moveinnestates.co.uk **www.moveinnestates.co.uk**