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MILLER

10 Carnation Gardens, Hayes, UB3 4FS
£425,000

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- Two Doube Bedrooms
- Residents-Only Gym Access
- Over 990 Year Lease
- Video Entry System & Lift Access
- Over 750 Sq Ft

- Allocated Parking
- Five Minute Walk To Elizabeth Line
- Master Bedroom With Ensuite
- Close To Schools, Shops & Amenities
- Ground Floor With Private Patio

Description

This delightful property located in the vibrant area of Hayes, perfect for first-time buyers seeking a comfortable and inviting home. This property boasts a bright airy reception/ dining room, creating an ideal space for relaxation and entertaining. This area seamlessly integrates with a well fitted kitchen and balcony.

Additionally two generous bedrooms, with the master bedroom benefiting from an ensuite bathroom, offering a private retreat. A modern bathroom serves the second bedroom.
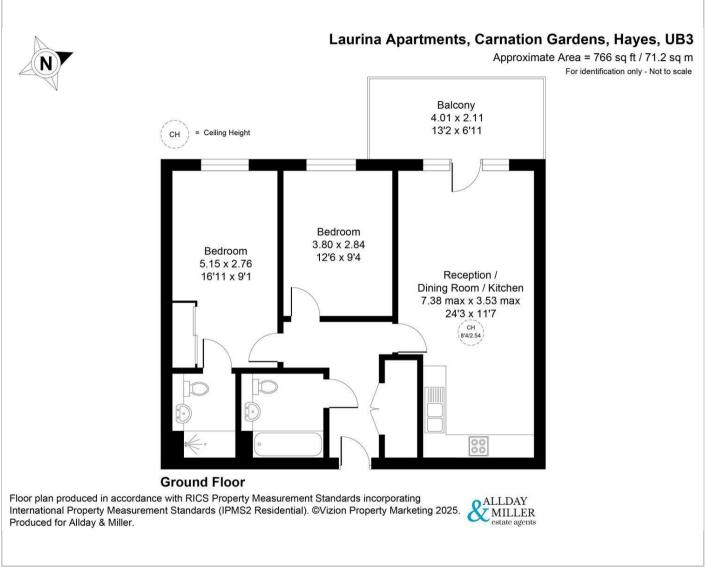
Situation

Laurina Apartments, Carnation Gardens situated in the heart of Hayes just moments from Hayes & Harlington station with the Elizabeth line giving easy links to central London and the surrounding areas. There are serval bus routes to local amenities including Brunel University, Heathrow Airport, Uxbridge town centre, Hounslow and Southall. Hayes town is within walking distance with its variety of local shops, cafes, coffee shops, takeaways and restaurants. The area is also served by highly regarded schools including Harlington secondary school and Pinkwell primary school.
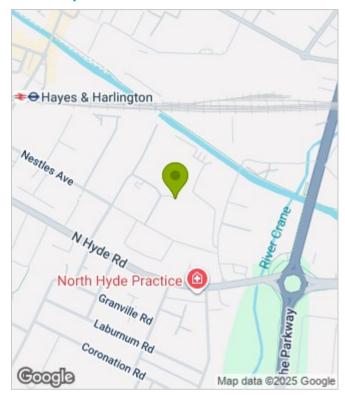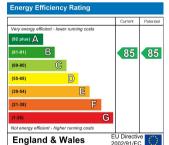
Floor Plans

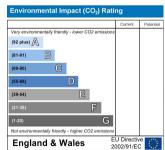## Laurina Apartments, Carnation Gardens, Hayes, UB3

Approximate Area = 766 sq ft / 71.2 sq m
For identification only - Not to scale

N

CH = Ceiling Height

Balcony
4.01 x 2.11
13'2 x 6'11

Bedroom
3.80 x 2.84
12'6 x 9'4

Bedroom
5.15 x 2.76
16'11 x 9'1

**Reception /
Dining Room / Kitchen**
7.38 max x 3.53 max
24'3 x 11'7

CH
8'4/2.54

Ground Floor

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.

ALLDAY & MILLER estate agents

Area Map

Hayes & Harlington
Nestles Ave
N Hyde Rd
North Hyde Practice
Granville Rd
Laburnum Rd
Coronation Rd
River Crane
he Parkway

Google

Map data ©2025 Google

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO$_2$) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) 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	