









Carnation Gardens, Hayes, UB3 4FX

£360,000

- Top Floor With Complete Privacy
- High Ceilings Throughout Providing Natrual Light
- Fully Integrated Smart Technology
- Recently Built Development
- EPC Rating B

- Lift Access
- Upgraded Fitted Wardrobes in Double Bedroom
- Access To Communal Amenities, E.g. Gym
- Parking Space Inclusive
- Long Lease Approx 995 Years

## **Description**

This well presented property offers a delightful living experience, perfect for first time buyers.

As you enter, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The property features a convenient utility store, the double bedroom is generously sized, offering a peaceful retreat for rest and relaxation, a modern bathroom is tastefully designed. The heart of this home is the openplan reception/ dining room, which is bright and airy, creating an inviting atmosphere, this space seamlessly integrates with a fitted kitchen.

## **Situation**

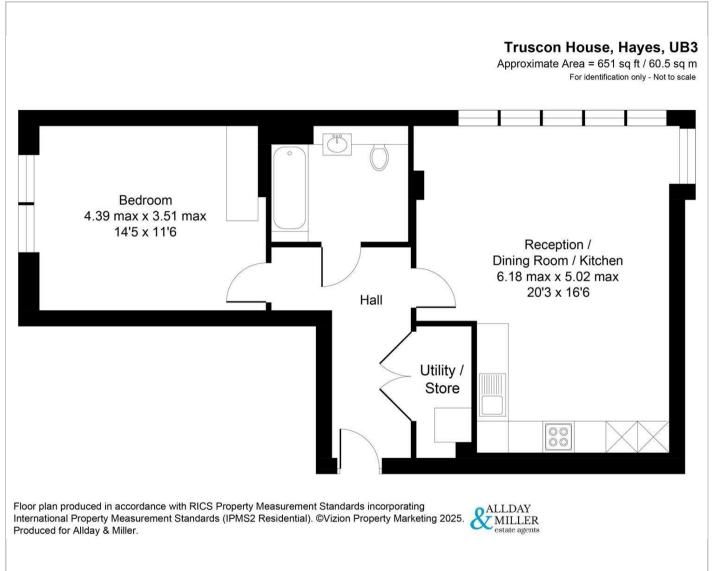
Carnation Gardens situated in the heart of Hayes just moments from Hayes & Harlington station with the Elizabeth line giving easy links to central London and the surrounding areas. There are serval bus routes to local amenities including Brunel University, Heathrow Airport, Uxbridge town centre, Hounslow 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.

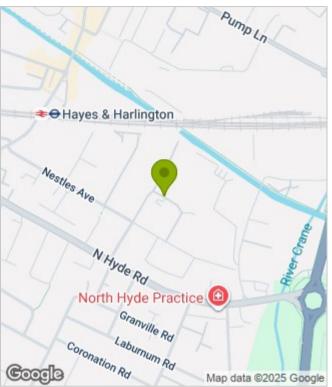




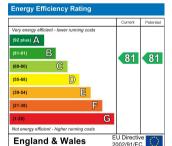


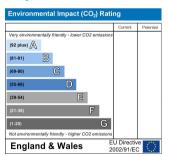
## Floor Plans Area Map





## **Energy Performance Graph**





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