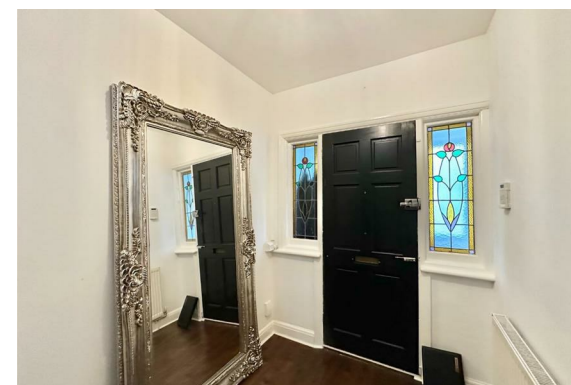




Fairdale Gardens, Hayes, UB3 3JB

- Semi-Detached Scott & Speedy Style House
- Integrated Full Length Fridge & Freezer
- Utility Room
- Private Rear Garden & Own Driveway
- Walking Distance from Local Amenities, Schools & Transport Links

- Two Double Bedrooms & One Single Bedroom
- Integrated Hob & Double Oven
- Modern 3 Piece Bathroom Suite
- Double Glazing & Gas Central Heating
- EPC Rating: D/Council Tax: E

Offers In Excess Of £645,000



Fairdale Gardens, Hayes, UB3 3JB



Situated just off Coldharbour Lane in Hayes, this beautifully modernised semi-detached house is tucked away in the popular road, Fairdale Gardens, offering a peaceful residential setting while remaining within easy reach of local amenities, schools, and excellent transport links.

The property features two spacious double bedrooms and one single bedroom, making it ideal for families or those needing additional home office space. Both double bedrooms benefit from fitted wardrobes, providing practical built-in storage and a clean, streamlined finish.



At the heart of the property is a modern kitchen with breakfast bar, designed for both everyday living and entertaining, with ample space for dining. The kitchen features an integrated full-length fridge and freezer, as well as an integrated hob and double oven, creating a sleek and functional cooking space. A separate utility room adds further convenience and practicality, and keeps laundry and additional storage neatly tucked away.

The accommodation also includes a contemporary three-piece bathroom suite, finished to a high standard. The property has been modernised throughout, offering a move-in ready home with a fresh and well-maintained interior.



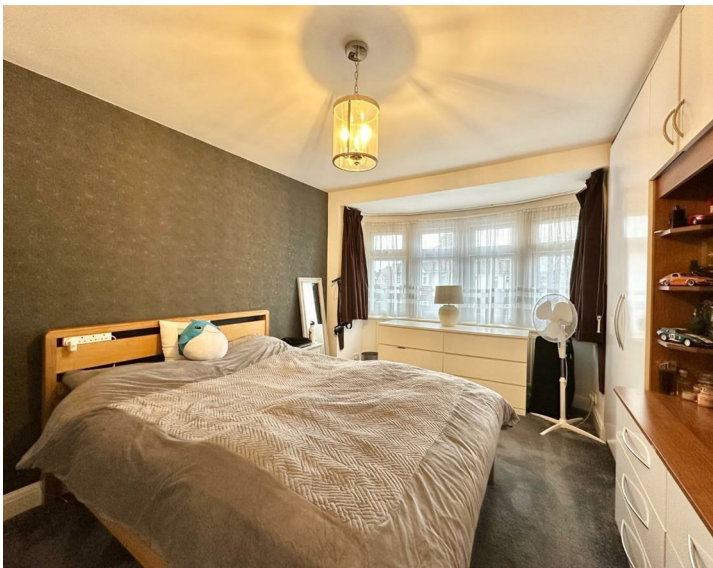
Externally, the property benefits from a private rear garden, perfect for outdoor dining or relaxing during warmer months, along with its own driveway providing valuable off-street parking. Additional features include double glazing and gas central heating, ensuring year-round comfort and efficiency.

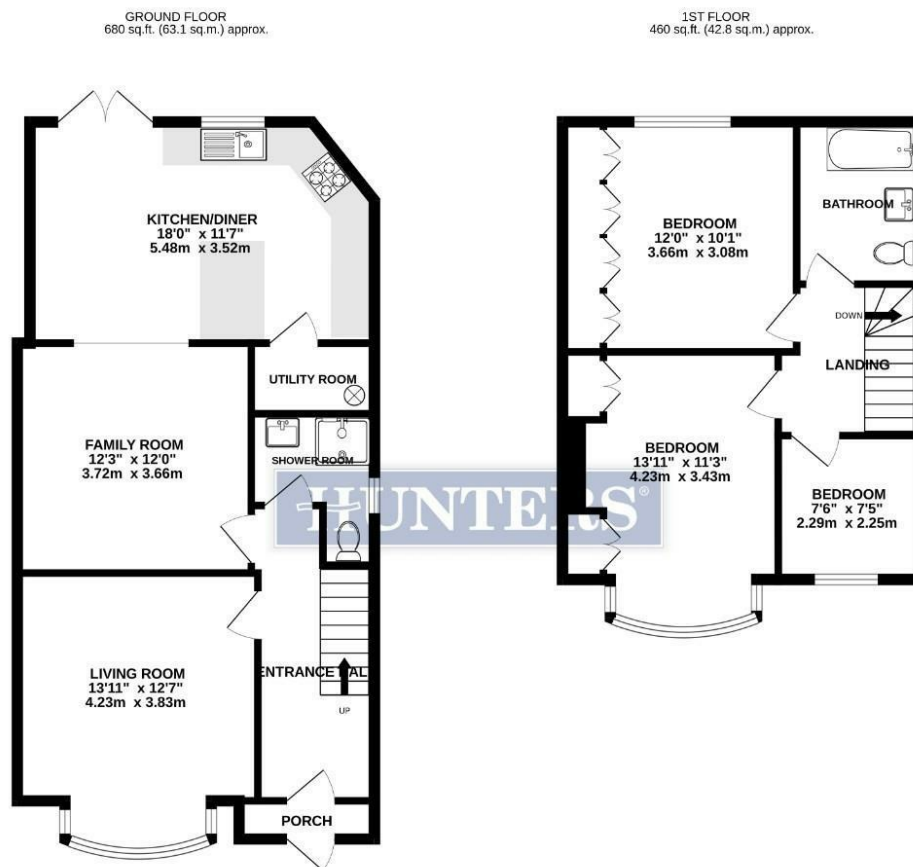
Ideally located just moments from Coldharbour Lane, the property is within walking distance of local shops, schools, bus routes, and transport connections, making it an excellent choice for commuters and growing families.

EPC Rating: D/Council Tax: E



Fairdale Gardens, Hayes, UB3 3JB





TOTAL FLOOR AREA: 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewings

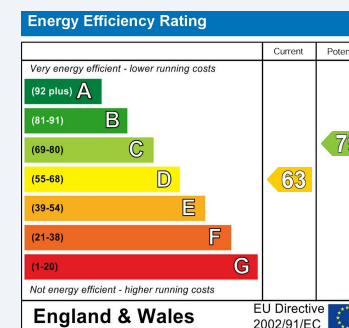
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.