

Fairholme Crescent Hayes UB4 8QS



Offers In Excess Of £400,000 Freehold

No upper chain, newly decorated, extended two bed terraced house, entrance porch, through lounge, extended separate kitchen dining room, recently fitted first floor bathroom/wc, gas central heating, double glazed, 41'8 paved rear garden, off street parking, 100 yards from entrance to Grange Park School & 350 yards to parkland, playing fields & open countryside, popular North Hayes location.

LOCATION

With approximate distances. Fairholme Crescent runs between Fredora Avenue and Lansbury Drive with its bus services providing access to Uxbridge, Ealing & the surrounding areas. Including Hayes Town with its Hayes & Harlington mainline station & its recently opened Elizabeth Line. Quoted estimated journey times are:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is just under half a mile from the property. Local shopping facilities at the junction of Balmoral drive and Lansbury Drive are 350 yards away Kingshill Parade's Local shops, takeaways, restaurants & public house are located 700 yards from the property. Lombardy Retail Park with its Sainsbury's Superstore & a selection of High Street brand shops is just over a mile away. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1.5 miles from the property.

Property Reference 7816 Council Tax Band C £1565.00 Per annum Epc Rating D

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seenev

ENTRANCE PORCH

Brick & Upvc double glazed construction under a pitched tiled roof, Upvc double glazed entrance door, wood effect laminate flooring, inner timber single glazed door to:-

ENTRANCE LOBBY

Carpeted staircase to first floor, door to:-

THROUGH LOUNGE

Front aspect Upvc double glazed bay window, coved ceiling, wood effect laminate flooring, built in under stairs storage cupboard under, radiators, glazed door to:-



KITCHEN DINER

Fitted kitchen comprising:- Range of beech style wall units incorporating glazed & open corner display cabinets, matching base & drawer units with laminated worktops over & tiled splashbacks, stainless steel inset one & a half bowl, single drainer sink unit with chrome monobloc mixer taps, space & plumbing for washing machine & dishwasher, built in oven with fitted gas hob & extractor over, integrated fridge freezer, space for additional under counter fridge & freezer, concealed combination central heating boiler, tiled flooring, coved ceiling with inset low voltage lighting, rear aspect Upvc double glazed window & Upvc double glazed door to garden.



FIRST FLOOR LANDING

Carpeted flooring, access to loft, doors to:-

BEDROOM ONE

Front aspect Upvc double glazed bay window, range of fitted wardrobes, carpeted flooring, radiator.



BEDROOM TWO

Rear aspect Upvc double glazed window, carpeted flooring, radiator.



BATHROOM/WC

Recently fitted white suite comprising:- Acrylic panelled bath with bath/shower mixer taps, flexible hose, adjustable rail & detachable shower head, glazed shower screen, pedestal wash hand basin with monoboc mixer taps, close coupled wc with push button flush, fully tiled walls, tiled flooring, chrome ladder style radiator, rear aspect Upvc double glazed window.

GARDEN

To rear 41'8 x 13'5, comprising:- Fully crazy paved with part shrub border, footpath to rear of garden, base for garden shed, access gate to rear alleyway, timber panelled fencing.



PARKING

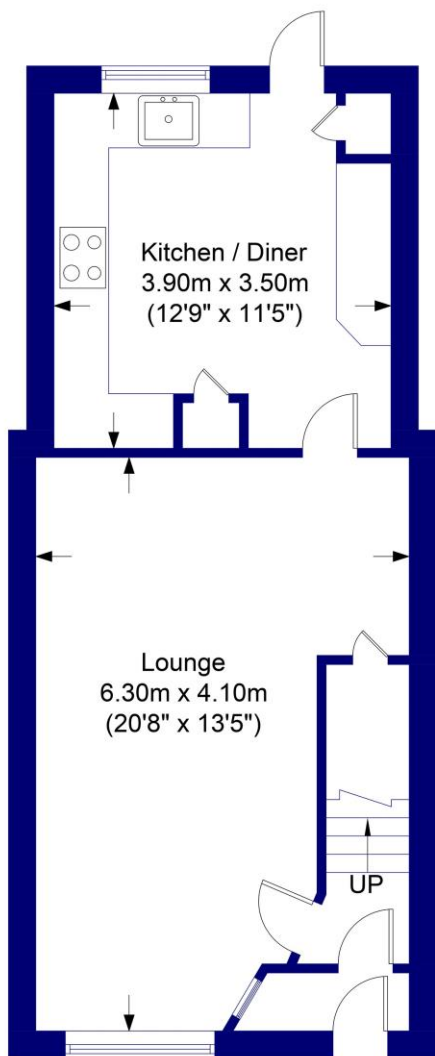
Paved off street parking to front.

COUNTRYSIDE

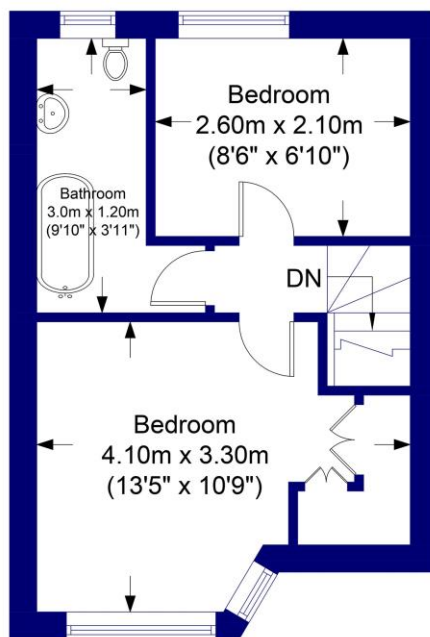
350 yards from the property is the entrance to Grange Park & Bellmore Playing Fields with access to the Hillingdon Trail. To the North of Kingshill Avenue is the Yeading Brook Meadows & Nature Reserve. Going further northwards is Gutteridge Woods & Ten Acre Woods, areas of traditional countryside character, a haven for birds & wildlife with its wild meadows, marshland & various pond species. The meadows range from dry to wet with Yeading Brook running along the western side of the woodland in the north and the eastern edge in the south. To the South of Bellmore the trail leads all the way down to the Grand Union Canal through other areas of open countryside.

Approximate Gross Internal Floor Area : 65.11 sq m / 700.83 sq ft

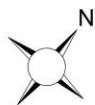
Garden Measurement - (12.70m x 4.10m = 41'8" x 13'5")



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser