



Fairdale Gardens, Hayes, UB3 3JB

- 'Scott & Speedy' Three Bedroom Semi Detached Home
- Sought After Residential Street
- Two Shower Rooms
- Off Street Parking & Shared Drive w/ Garage
- EPC Rating TBC
- Excellent Condition Throughout
- Open Plan Kitchen/Diner
- Separate Lounge
- Generous Rear Garden
- No Onward Chain

Asking Price £650,000

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DESCRIPTION

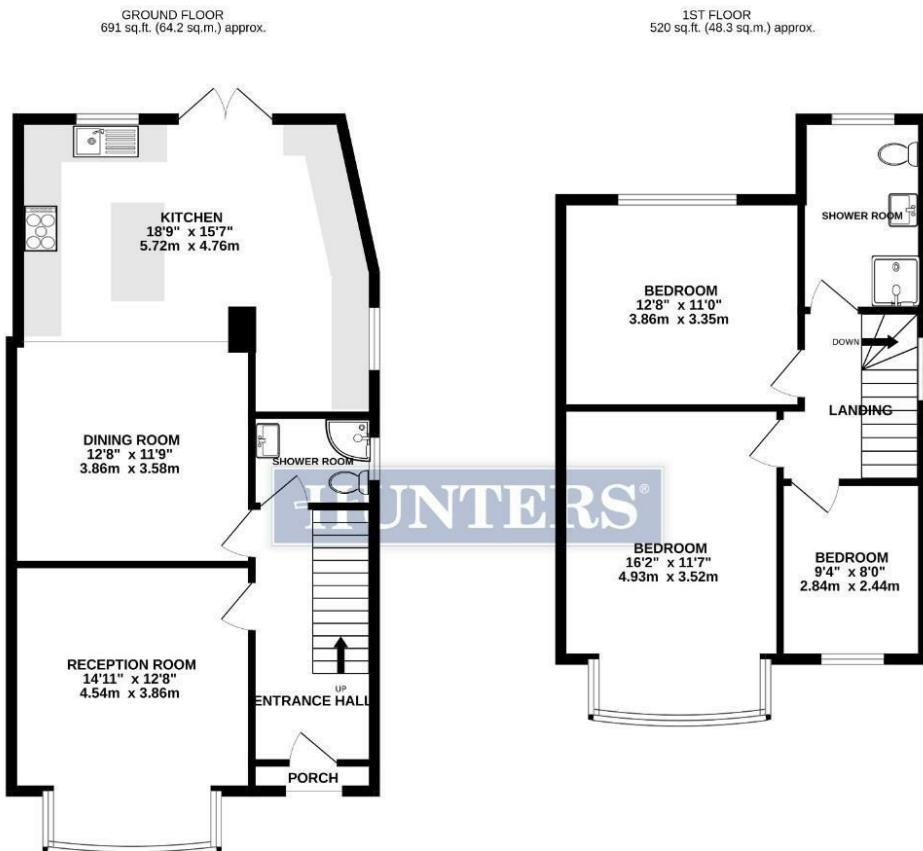
Situated on a sought after residential street in the heart of Hayes Town on Fairdale Gardens, is this well presented, three bedroom, semi detached home. The property is in excellent condition throughout and provides larger than most living accommodation.

The property comprises entrance hall, separate sitting room, ground floor shower room, open plan kitchen/diner comprising fitted units, modern kitchen facilities and an island, separate utility area, three first floor bedrooms and a large shower room. Outside to the front you have off street parking with a shared drive leading to the garage and to the rear a well presented and generous rear garden.

Fairdale Gardens is prominently located just off Coldharbour Lane and is moments away from Hayes High Street. You are walking distance to local amenities, shopping centers, transport links and local schools. The Elizabeth Line is under a mile away from the property providing easy access into London along with being a short drive from the A312/A40/M4/M25 motorway links. Viewings are highly advised.







TOTAL FLOOR AREA: 1211 sq ft. (112.5 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings and fixtures mentioned have not been tested and no guarantee is given as to their operability or efficiency. No guarantee is 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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.