



## Fairdale Gardens, Hayes, UB3 3JA

- Semi-Detached House
- Fourth Bedroom with En-suite
- Modern Large Kitchen/Diner
- Underfloor Heating
- Walking Distance from Hayes Town

- 4 Spacious Bedrooms
- Megaflo System & Bathrooms all have Marble Tiles
- NO CHAIN
- Shared Driveway & Rear Garden with Brick Built Storage
- EPC Rating: C/Council Tax Band: E

**£710,000**



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Situated on a sought-after residential road in the heart of Hayes, this beautifully presented four-bedroom semi-detached family home offers generous living space across three well-designed floors, making it ideal for growing families seeking comfort, convenience, and modern living.

The ground floor features a spacious through lounge, creating a bright and versatile reception area ideal for both relaxing and entertaining. To the rear, the property has been thoughtfully extended to provide a stunning large modern kitchen/diner, offering exceptional space for family meals and social gatherings. This level also benefits from a convenient ground floor WC, while underfloor heating throughout the entire ground floor ensures warmth and comfort all year round. The home is further enhanced by a modern Megaflow system, providing efficient high-pressure hot water throughout.



On the first floor, there are three well-proportioned bedrooms alongside a stylish family bathroom, beautifully finished with full marble tiling for a luxurious feel and practical family living. The impressive loft conversion adds a superb fourth spacious bedroom complete with its own en-suite shower room, also fully tiled in marble, creating an exceptional principal suite or high-quality guest accommodation.

Externally, the property continues to impress with a shared driveway, side access, and a well-maintained rear garden. At the rear, there is a substantial brick-built storage outbuilding with direct access from the driveway, offering excellent storage or potential workspace options.



Fairdale Gardens is ideally positioned within walking distance of Hayes Town Centre, offering a wide range of local shops, supermarkets, cafes, restaurants, and everyday amenities. The property is also conveniently close to Hayes & Harlington Station (Elizabeth Line), providing fast and direct access to Central London, Heathrow Airport, and Canary Wharf—perfect for commuters.



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The floor plan shows a property with the following rooms and dimensions:

- GARAGE:** 14'9" x 8'10" (4.48m x 2.69m)
- OUTBUILDING:** 14'3" x 8'10" (4.35m x 2.69m)
- KITCHEN/DINER:** 19'2" x 16'5" (5.85m x 5.01m)
- RECEPTION ROOM:** 19'10" x 12'8" (6.05m x 3.86m)
- ENTRANCE HALL:** Features a staircase with an 'UP' arrow.
- BATHROOM:** Located near the top right.
- LANDING:** Features a staircase with an 'UP' arrow.
- BEDROOM 1:** 12'2" x 12'1" (3.71m x 3.67m)
- BEDROOM 2:** 13'9" x 11'5" (4.20m x 3.48m)
- BEDROOM 3:** 7'5" x 6'10" (2.27m x 2.08m)

A large blue banner with the text "HUNTERS" is overlaid across the middle of the plan.

2ND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.

The floor plan shows a rectangular room labeled "BEDROOM" with dimensions 17'0" x 13'3" (5.19m x 4.03m). To the left of the bedroom is a "BATHING CUPBOARD" and a "BATHING" area. Further left is a "BATHING" area with a toilet and a sink. A "DOWN" arrow points from the "BATHING" area to the "BEDROOM". A "DOWN" arrow points from the "BEDROOM" to the "BATHING" area. A "DOWN" arrow points from the "BEDROOM" to the "BATHING" area.

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

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

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 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  | 69      | 8         |
| <p><i>Not energy efficient - higher running costs</i></p>                                                                                                                                                                          |  |         |           |

**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.

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