



**Fairholme Crescent, Hayes - UB4 8QT**

Guide Price **£525,000** | Freehold



**LAWRENCE RAND**



## Key Features & Description

- SEMI DETACHED HOUSE
- MODERN FITTED KITCHEN
- BRIGHT RECEPTION WITH DINING AREA
- MODERN FAMILY BATHROOM
- WELL MAINTAINED GARDEN
- CLOSE TO TRANSPORT FACILITIES
- CLOSE TO LOCAL SCHOOLS

This well-presented three-bedroom semi-detached home, ideal for families or those looking to upsize. Situated on Fairholme Crescent, the property benefits from excellent transport links with nearby bus routes to Uxbridge, Ealing, and surrounding areas. The ground floor offers a bright living/dining room and a modern fitted kitchen. Upstairs features two spacious double bedrooms, a third bedroom, and a contemporary family bathroom.

Externally, the property boasts a well-maintained rear garden with lawn and decking, side access, a detached garage, and a generous driveway providing ample off-street parking.

Conveniently located close to well-regarded schools, local amenities, and transport links, including access to central London via Hayes & Harlington (Elizabeth Line), this home offers great appeal in a sought-after residential area.

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### **Nearest Stations**

Southall Station - approx 1.5 miles

Northolt Station - approx 2.2 miles

Hayes and Harlington Station - approx 2.5 miles

### **Verified Information:**

Council Tax band: D

EPC Energy Efficiency Rating: C

### **Suppliers:**

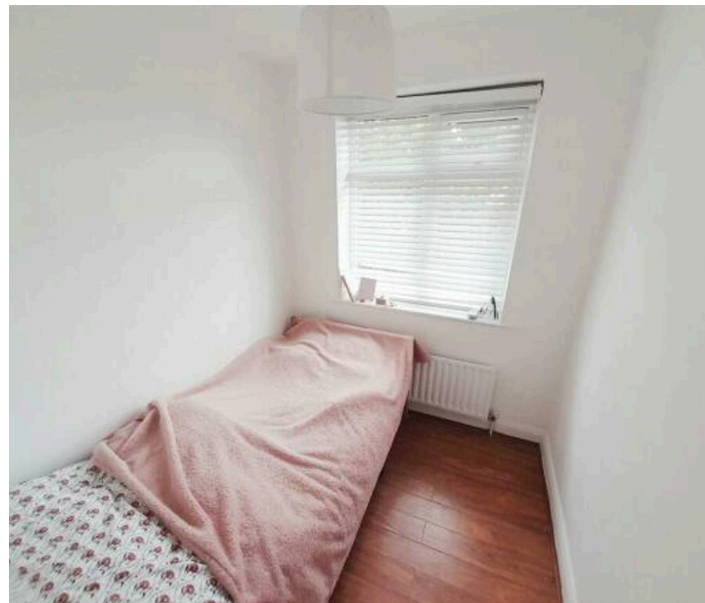
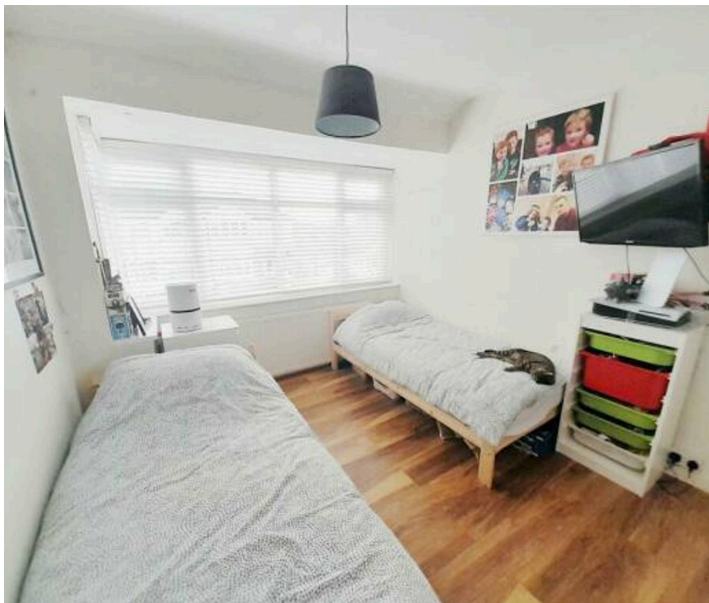
Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains

Heating: Gas central heating

### **Broadband & mobile coverage**

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone -  
Excellent, Three - Excellent, EE - Excellent





Ground Floor



Floor 1

**Lr** LAWRENCE RAND

Approximate total area<sup>1)</sup>

725.11 ft<sup>2</sup>  
67.37 m<sup>2</sup>

Reduced headroom

8.69 ft<sup>2</sup>  
0.81 m<sup>2</sup>

Excluding balconies and terraces

<sup>1)</sup> Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## Lawrence Rand

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