



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 leading up and a door to the outbuilding.
- BATHROOM:** Located near the top of the main house.
- LANDING:** Central area with stairs leading up and down.
- 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)

The plan also includes a large blue banner with the text "HUNTERS" across the middle.

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

The second floor plan shows a central landing area with two sets of stairs labeled 'DOWN'. To the left of the landing is a bathroom labeled 'EN SUITE' containing a toilet, sink, and bathtub. To the right of the landing is a bedroom labeled 'BEDROOM' with dimensions '17'0" x 13'3"' and '5.19m x 4.03m'. A 'DRESSING CUPBOARD' is located between the landing and the bedroom. The floor is finished with carpet, and the walls are painted white. The ceiling is white with a central light fixture.

TOTAL FLOOR AREA : 1734 sq.ft. (161.1 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, 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, 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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		69	8
<i>Not energy efficient - higher running costs</i>			

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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31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com <https://www.hunters.com>

