

Fairholme Crescent Hayes UB4 8QT



£434,950 Freehold

No upper chain, extended two bed terraced house, entrance porch, open plan through lounge/dining room, recently fitted separate kitchen, extended additional reception room, recently fitted ground floor shower room/wc, gas central heating, double glazed, 63'8 rear garden, 20'6 x 10'1 detached garage with service road access at rear, block paved off street parking for 1 car, 175 yards from entrance to parkland, playing fields & country walks, 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. To Include Hayes Town with its Hayes & Harlington mainline station & its Elizabeth Line link. 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 it's eclectic mix of shops, takeaways, restaurants, and small businesses is half a mile from the property. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1.5 miles away. Local shopping facilities at the junction of Balmoral drive and Lansbury Drive and those on Kingshill Parade are located within 700 yards of the property. The popular Grange Park Schools are just 175 yards away

Property Reference 7862 Council Tax Band D £1952.00 Per annum Epc Rating TBC

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

Tel 020 8561 1222

info@philliplaurence.com

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

ENTRANCE PORCH

Brick & Upvc double glazed construction under a pitched tiled roof, Upvc leaded light double glazed entrance doors, front & side Upvc leaded light double glazed windows, tiled flooring, inner hardwood part single glazed door to:-

THROUGH LOUNGE DINING ROOM

Open plan with front aspect Upvc leaded light double glazed bay window, polished wood staircase to first floor with storage cupboard under, coved ceiling, wood effect laminate flooring, radiator, Oak door to to:-



KITCHEN

Recently fitted comprising:- Range of white high gloss wall & matching base units with laminated worktops over & tiled splashbacks, stainless steel bowl & a half, single drainer sink unit with chrome monobloc mixer taps, space & plumbing for washing machine, space for free standing cooker with extractor canopy over, space for fridge freezer, tiled flooring, coved ceiling, rear aspect Upvc double glazed window & Upvc double glazed door to extended reception room, opening to lobby, built in storage cupboard Oak door to ground floor shower room/wc.



ADDITIONAL EXTENDED RECEPTION ROOM

Rear aspect Upvc double glazed windows, coved ceiling, tiled flooring, radiator, Upvc double glazed double doors to garden.



SHOWER ROOM/WC

Recently fitted, white suite comprising:- Enclosed shower cubicle with wall mounted thermostatic shower control, flexible hose, adjustable rail & detachable shower head, pedestal hand basin with Monobloc mixer taps, close coupled wc with push button flush, part tiled walls, tiled flooring, chrome ladder style radiator, coved ceiling, rear aspect Upvc double glazed window.



FIRST FLOOR LANDING

Coved ceiling, wood effect laminate flooring, access to loft, doors to:-

BEDROOM ONE

Front aspect Upvc led light double glazed bay window, coved ceiling, range of fitted wardrobes with matching dressing table/drawer unit & storage cupboard over, wood effect laminate flooring, radiator.



BEDROOM TWO

Rear aspect Upvc double glazed window, coved ceiling, built in wardrobes, wood effect laminate flooring, radiator.



GARDEN

To rear 63'8 x 12'7, comprising:- Part laid to lawn with flower & shrub borders, footpath to rear of garden, fish pond with paved surround & waterfall feature (dry at present), further flower & shrub borders, hardstanding with timber shed, access to garage, part brickwork boundary walling, timber panelled & feather edge fencing.



GARAGE

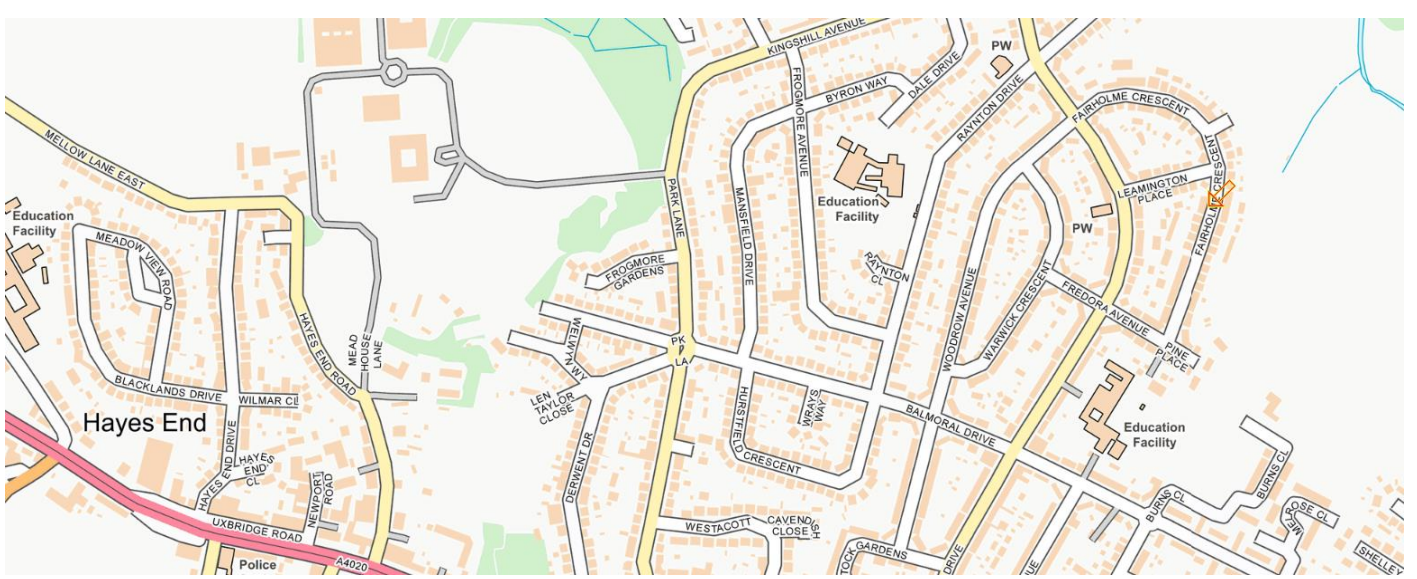
20'6 x 10'1 pre cast construction with up & over door, door to garden, accessed by rear service road.

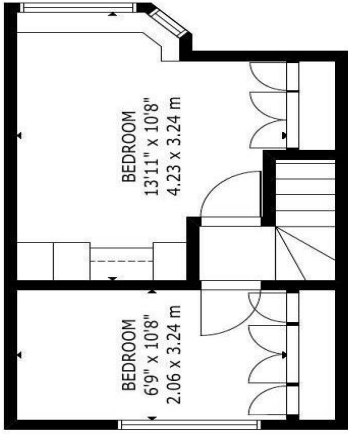
PARKING

Block paved off street parking to front for one car, with brickwork boundary walling.

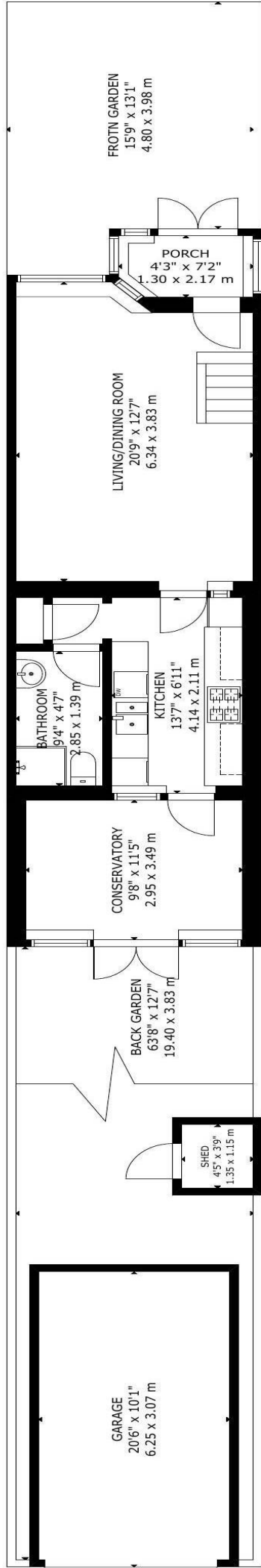
COUNTRYSIDE

175 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.





FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA

TOTAL: 74 m²/796 sq ft

GROUND FLOOR: 51 m²/547 sq ft, FIRST FLOOR: 23 m²/249 sq ft

EXCLUDED AREAS: GARAGE: 19 m²/202 sq ft, SHED: 2 m²/17 sq ft

PORCH: 3 m²/29 sq ft, FRONT GARDEN: 21 m²/231 sq ft

BACK GARDEN: 51 m²/549 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY