



Regents Close, Hayes, UB4 8JY

NO UPPER CHAIN FOR THIS ATTRACTIVE 3 DOUBLE BEDROOM TERRACED HOUSE LOCATED WITHIN A MODEST AND MODERN DEVELOPMENT SET BACK FROM THE UXBRIDGE ROAD AND OPPOSITE A SMALL RECREATION PARK.

This property is very well presented throughout and with gas central heating and double glazed windows the accommodation provides an entrance hall, integral garage (decorated and with a shower), fitted kitchen, downstairs toilet and good sized lounge/dining room. Upstairs has 3 double bedrooms and a re-fitted bathroom. Outside has a 40' rear garden and an own drive parks 2/3 cars.

Regents Close is just a short walk to shops and transport links for Ealing, Uxbridge, Heathrow and Hayes Town (Hayes & Harlington Elizabeth line station).

Offers In Excess Of £510,000

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Energy Efficiency Rating

| | Current | Potential |
|--|------------------------------------|---|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | <p>74</p> | <p>82</p> |
| <p>England & Wales</p> | <p>EU Directive 2002/91/EC</p> |  |

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