



Regents Close, Hayes, UB4 8JY

AS THE SELLERS CHOICE FOR SOLE AGENTS WE ARE DELIGHTED TO OFFER FOR SALE THIS MAGNIFICENT AND MUCH LARGER THAN EXPECTED 4/5 BEDROOM EXTENDED FAMILY HOUSE, HAVING BEEN MAINTAINED AND IMPROVED TO A VERY HIGH STANDARD BY THE PRESENT OWNERS. The property benefits from a double storey side extension and an impressive double glazed conservatory to the rear with the overall floor plan now providing extensive living space to include an entrance hall, downstairs toilet, modern kitchen (refitted 2023) including integrated appliances, (fridge/freezer, dishwasher, electric oven and induction hob), large lounge, separate dining room, double glazed conservatory and an integral garage plus utility area (scope to convert into additional living space stpp). Upstairs has 4 good sized bedrooms with the Master bedroom having an en-suite shower and toilet, there is also an additional family bathroom and large loft space (potential to convert stpp).

Outside has a good sized rear garden with gated side access, paved patio and well tended lawn. To the front you have own driveway parking for several cars. This property commands a prominent position within this small and attractive modern development set back just a few hundred yards from the Uxbridge Road with its many shopping facilities and transport links for Uxbridge, Southall, Heathrow and Hayes Town (Hayes & Harlington Elizabeth line station). VIEWING IS HIGHLY RECOMMENDED!

Guide Price £695,000

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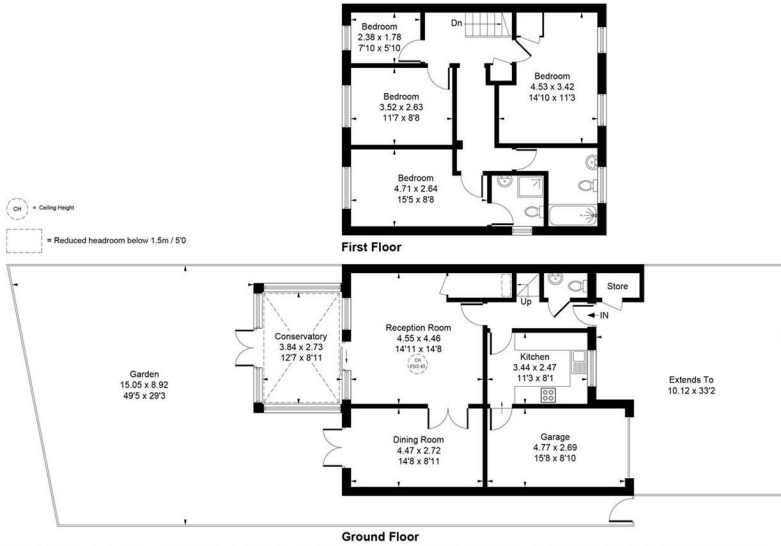
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Approximate Gross Internal Area = 138.54 sq m / 1491 sq ft
(Excluding Store & Including Garage)




Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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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>85</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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