



### **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**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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# Energy Efficiency Rating

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

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