



Regents Close, , Hayes, UB4 8JY

- Two Bedrooms
- Off Street Parking
- Fitted Kitchen & Bathroom
- Cul de Sac Location
- EPC Rating C
- End Of Terrace
- Conservatory
- Rear Garden
- Walking Distance To Transport Links & Amenities
- Large Reception Room

Asking Price £425,000



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DESCRIPTION

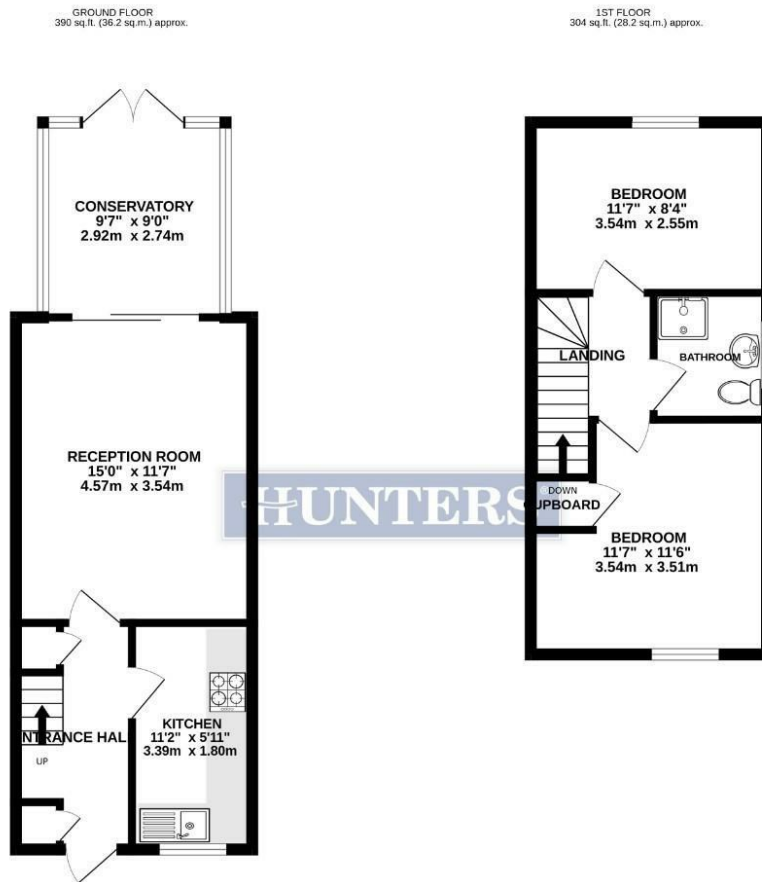
A two bedroom, end of terraced home offered for sale in Regents Close, North Hayes. The property is set within a residential cul de sac and is moments away from transport links, amenities and Park Road green.

The property comprises entrance hall, separate fitted kitchen, large reception room, conservatory, two first floor bedrooms and a shower room. Externally the property has got off street parking and to the rear a low maintenance paved garden.

Regents Close is situated off Park Road in North Hayes and is walking distance to amenities and transport links. The Uxbridge Road is moments away providing access to surrounding areas, A312/A40 carriageways and the Hayes and Harlington Station. Local schools are nearby along with open green space and parks for children making this an ideal family home.







TOTAL FLOOR AREA: 693 sq ft. (64.4 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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