







Reid Close, Hayes

Tenure: Leasehold

- Ground Floor Flat
- Two Bathrooms
- Modern Kitchen
- NO ONWARD CHAIN
- Close to Local Amenities, Schools & Transport Links
- Two Bedrooms (One with an En-Suite)
- Open Plan Living
- Good Condition
- Allocated Parking
- EPC Rating: D/Council Tax Band: C

Asking Price £270,000

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Reid Close, Hayes

DESCRIPTION

PUBLIC NOTICE

ADDRES - 6 Reid Close, Hayes, UB3 2DD

We are acting in the sale of the above property and have received an offer of £272,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: D

Situated in a quiet residential development, this well-presented ground floor flat on Reid Close, offers a practical and comfortable layout ideal for first-time buyers, downsizers, or investors.

The property features a bright reception/dining room that forms the heart of the home, flowing into a separate modern kitchen fitted with contemporary units and ample workspace. The flat comprises two well-proportioned bedrooms, including a larger principal bedroom with the benefit of its own en-suite shower room, while a separate family bathroom serves the rest of the property. The layout, as shown in the floorplan, provides a good balance of private and communal living space, all maintained in good condition throughout.

Additional benefits include allocated parking, and the significant advantage of no onward chain, allowing for a smoother and potentially quicker purchase.

Reid Close is conveniently located close to a range of local amenities including shops, supermarkets, and everyday conveniences. Families will appreciate nearby schools such as Hayes Park School and Botwell House Catholic Primary School. For commuters, the property is well positioned near Hayes & Harlington Station (Elizabeth Line), offering fast connections into Central London, as well as easy access to the A312, A40, and Heathrow Airport.

EPC Rating: D/Council Tax Band: C
Remaining Lease: 128 years
Annual Ground Rent: £125.00
Annual Service Charge: TBC









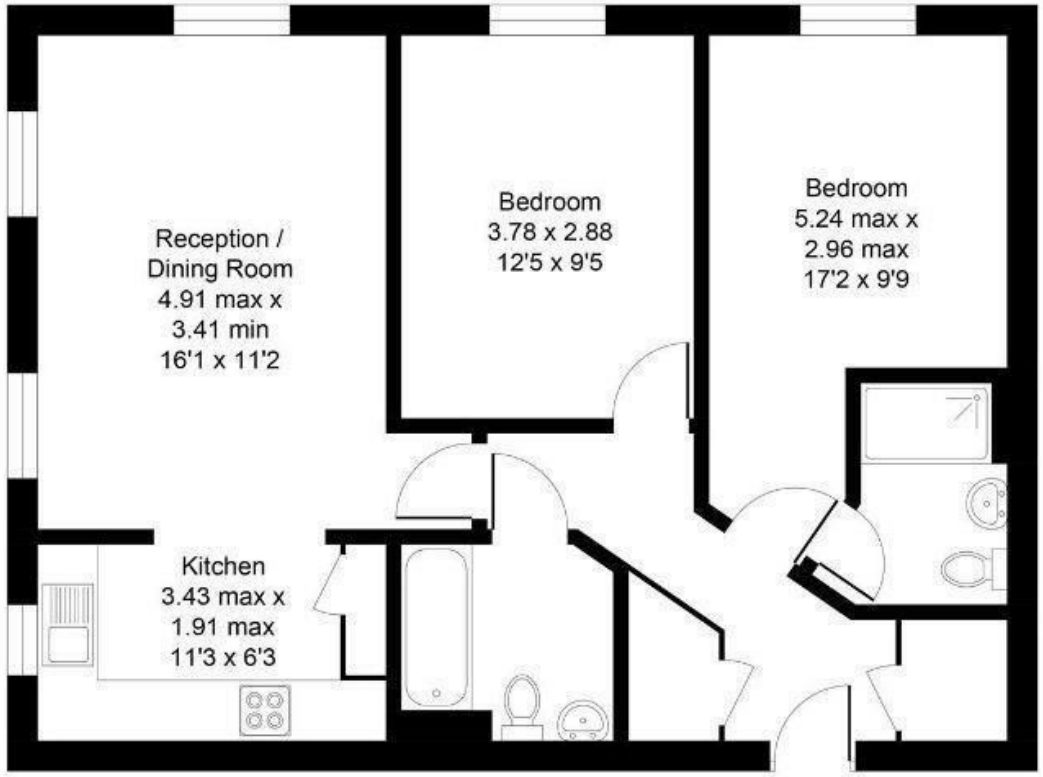




Reid Close, UB3

Approximate Area = 725 sq ft / 67.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. 2025

Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email:
hayes@hunters.com https://www.hunters.com

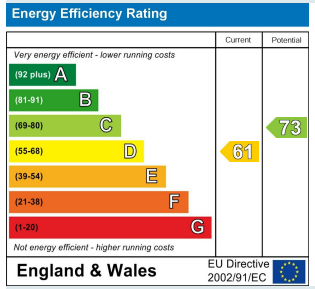
The Property Ombudsman

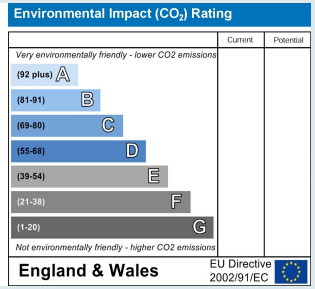
APPROVED CODE TRADINGSTANDARDS.UK

Council Tax: C

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.





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

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