



£525,000 Freehold

Regents Close, Hayes, UB4

Simple Estate Agents are pleased to present this charming three-bedroom terraced family home, ideally located in a sought-after area near Uxbridge Road and Kingshill Avenue. The property offers a welcoming entrance hall, a modern kitchen, a convenient ground-floor WC, and a spacious open-plan lounge and dining area. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. The home also benefits from a generous rear garden, off-street parking at the front, and a garage for additional storage or parking.

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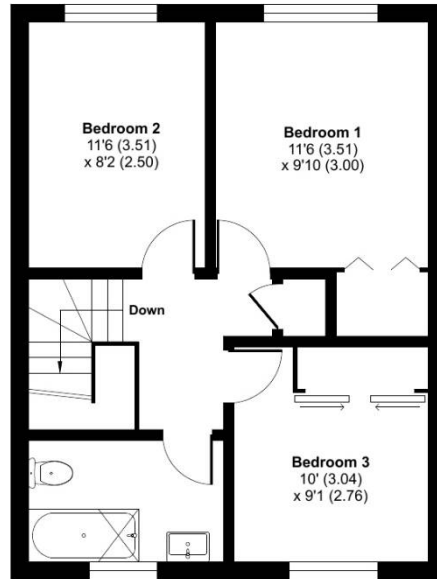
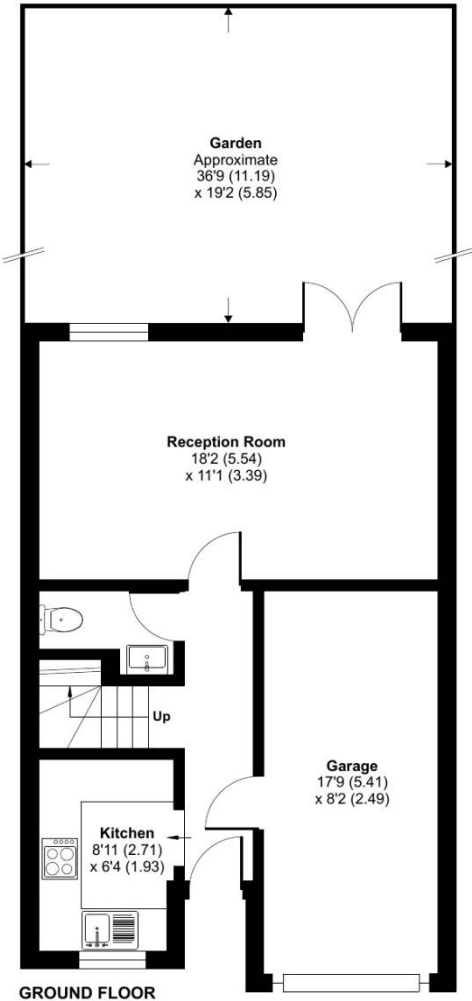
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Approximate Area = 828 sq ft / 76.9 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 971 sq ft / 90.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2025. Produced for Simple Estate Agents. REF: 1237595

Directions

UB3 3ES Coldharbour Ln, Hayes Head north-east on Coldharbour Ln towards Hunters Grove ? 0.7 mi Turn left onto Uxbridge Rd/A4020 ? 0.8 mi Slight right onto Park Rd ? 282 ft Turn right onto Regents Cl ? 151 ft Turn right to stay on Regents Cl ? Destination will be on the left ? 62 ft UB4 8JY Regents Cl, Hayes

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.