

ALLDAY
& MILLER

Regents Close, Hayes, UB4 8JY
£650,000

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- Four Bedrooms
- Double Storey side Extension
- Two Bathrooms
- Conservatory With Self Cleaning Glass Roof
- Ample Driveway Parking For 4/5 Cars
- 1491 sq ft / 138.5 sq m
- Garage
- Downstairs WC
- Potential To Extend Further STPP
- Chain Free

Description

This charming house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by an entrance hall that leads to a convenient downstairs WC, a stylish fitted kitchen, a bright and airy reception room, delightful conservatory and a dining room which completes this floor.

The first floor is thoughtfully designed with four well proportioned bedrooms, including a master suite complete with an ensuite bathroom for added privacy. A family bathroom serves the remaining bedrooms.

Outside, the property boasts a front drive and a garage, providing ample parking and storage options. The rear garden predominantly laid to lawn, offering the perfect space for dining and entertainment.

Situation

Regents Close situated close to a number of local amenities including Kingshill high street with its variety of local shops, cafes, bakery's, takeaways and coffee shops. A number of highly regarded schools in the local area including Hayes Park primary school, St. Raphaels and Barnhill Community high school. Northolt Underground Station and Hayes & Harlington station within easy reach, its several bus links available and the central/ Elizabeth line giving easy links to Central London and the surrounding area.



Regents Close, Hayes, UB4
Approximate Area = 1491 sq ft / 138.5 sq m
(Excluding Store & Including Garage)
For identification only - Not to scale

Ground Floor

Garden
15.05 x 8.92
49'5" x 29'3"

Conservatory
3.84 x 2.73
12'7" x 8'11"

Dining Room
4.47 x 2.72
14'8" x 8'11"

Reception Room
4.55 max x 4.46 max
14'11" x 14'8"

Kitchen
3.44 x 2.47
11'3" x 8'1"

Garage
4.77 x 2.69
15'8" x 8'10"

Up

Store

Extends To
10.12 x 33'2"

First Floor

Bedroom
4.71 max x 2.64 max
15'5" x 8'8"

Bedroom
3.52 x 2.63
11'7" x 8'8"

Bedroom
2.38 x 1.78
7'10" x 5'10"

Bedroom
4.53 max x 3.42 max
14'10" x 11'3"

Dn

Legend:
CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0"

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		74 85	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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