

# Reid Close

Hayes • Middlesex • UB3 2DD  
Offers In Excess Of: £220,000



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est 1986

# Reid Close

Hayes • Middlesex • UB3 2DD

A spacious one bedroom first floor apartment situated on Reid Close, a quiet residential cul de sac offering easy access to local shops, schools and Hayes town centre with its National Rail and Elizabeth Line Station providing quick access to central London is just over a mile away. The property comprises entrance hall with stairs leading to the landing and doors leading to a large storage cupboard, 18ft living/dining room, 15ft kitchen, 14ft main bedroom and family bathroom. Outside there is allocated parking and communal gardens.

One bedroom apartment

First floor

Convenient location

18ft Living/dining room

15ft kitchen

14ft bedroom

Allocated parking

Well maintained

Communal gardens

Great transport links

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Property**

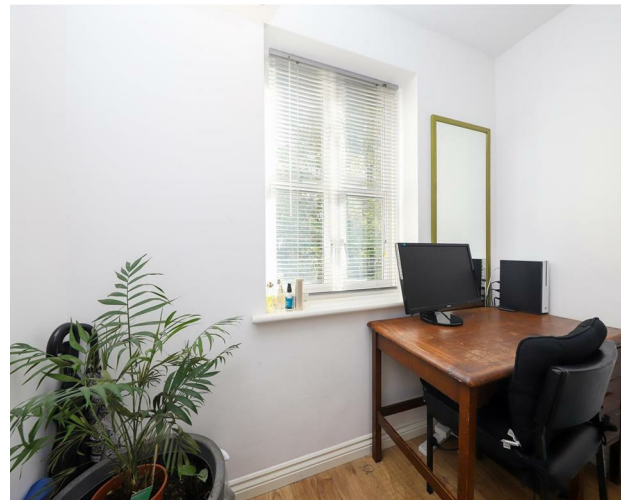
A spacious first floor one bedroom apartment situated on a quiet cul de sac in Hayes. The property comprises entrance hall with stairs leading to the landing and doors leading to a large storage cupboard, 18ft living/dining room, 15ft kitchen, 14ft main bedroom and family bathroom.

### **Location**

Reid close is a quiet cul de sac situated in Hayes offering easy access to local shops, schools and bus/road links including the M40 with its links to London and the Home Counties. Hayes town centre with its National Rail and Elizabeth Line Station providing quick access to central London is just over a mile away while Stockley Park, Heathrow Airport and Uxbridge town centre with its multitude of shops, bars, restaurants and Metropolitan/Piccadilly line station are just a short drive away.

### **Outside**

Outside the property there is allocated parking and communal gardens which are mainly laid to lawn.





### Schools:

Rosedale Primary School 0.2 miles away  
Wood End Park Academy 0.3 miles away  
De Salis Studio College 0.8 miles away



### Train:

Hayes & Harlington station 1.2 miles away  
West Drayton station 1.8 miles away  
Southall station 2.5 miles away



### Car:

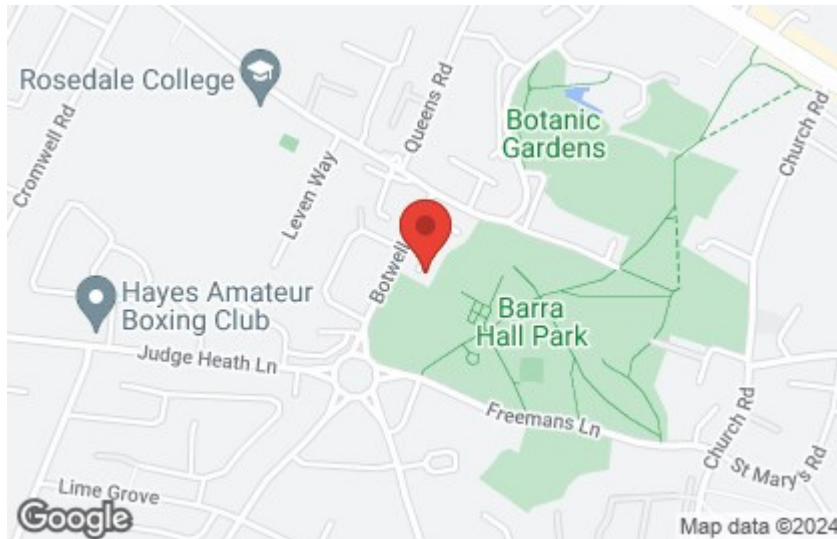
M4, A40, M25, M40



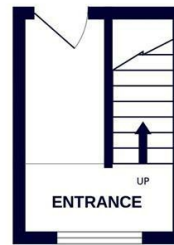
### Council Tax Band:

C

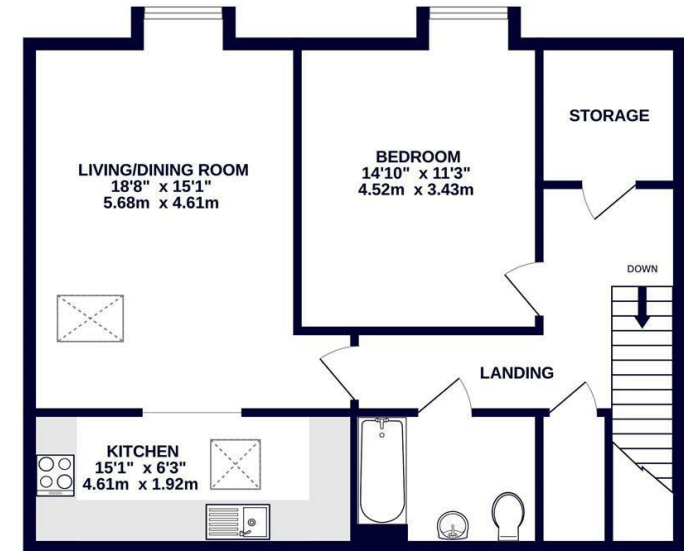
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
78 sq.ft. (7.3 sq.m.) approx.



1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	70	77
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.