



Rayners Crescent, Northolt, UB5 6PB

CHARRISON DAVIS are delighted to offer for sale this spacious three-bedroom end-of-terrace family home, offered to the market with NO ONWARD CHAIN. Ideally positioned just off Kingshill Avenue, this well-located property offers generous living accommodation, two bathrooms, a large open-plan kitchen/dining/family room and off-street parking for 3–4 vehicles — making it an excellent opportunity for first-time buyers, families and investors alike. The ground floor features a spacious open-plan kitchen, dining and family room, creating a sociable space ideal for modern family living and entertaining. There is also the added convenience of a ground-floor shower room and WC.

Upstairs, the property provides three good-sized bedrooms together with a family bathroom and WC.

Externally, the rear garden benefits from a paved patio, lawned area and side access, while the front provides a driveway with ample off-street parking for approximately 3–4 cars.

The property is conveniently situated close to a number of well-regarded local schools, including St Raphaels Catholic Primary School, Belmore Primary School and Barnhill Community High School. Local shops and everyday amenities are also within easy reach as is access to the A40 for London, Northolt Central Line Station, and the Hayes-by-Pass, providing access towards Hayes & Harlington Elizabeth Line Station, Heathrow Airport and the M4.

A GREAT OPPORTUNITY FOR FIRST TIME BUYERS AND RENTAL INVESTORS!

Asking Price £499,950

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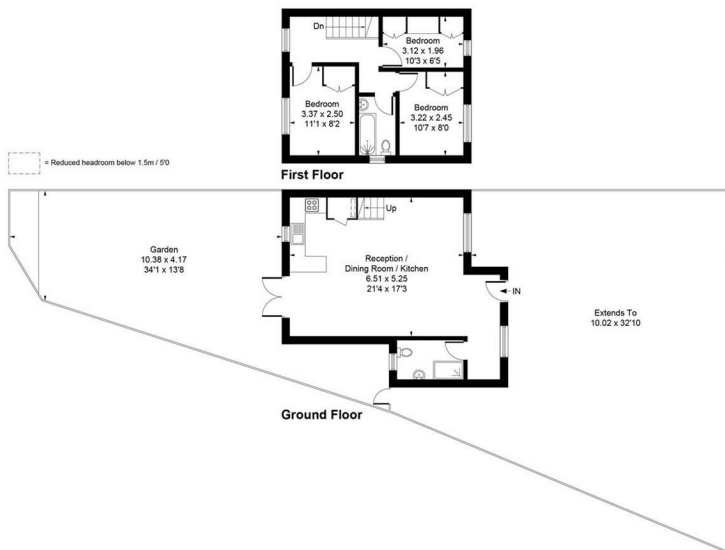
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Approximate Gross Internal Area
80.78 sq m / 870 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.
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Energy Efficiency 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>	66	88
England & Wales	EU Directive 2002/91/EC	

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