



### Raynton Drive, Hayes, Middlesex, UB4 8BH

THIS IS A VERY WELL PRESENTED 3 BEDROOM 'NASH' BUILT SEMI DETACHED HOUSE CAREFULLY MAINTAINED OVER THE PAST 30 YEARS BY THE PRESENT OWNER.

With double glazed windows and gas central heating you have an entrance hall, lounge, modern fitted kitchen/diner, modern ground floor bathroom + plumbed shower and screen. Upstairs has 3 bedrooms and loft space suitable for conversion stpp. Outside has a 60' approx lawned rear garden (space for a rear extension stpp), a detached garage with shared access to your own drive and a lawned front garden with potential to create additional parking stpp. Raynton Drive is just a couple of minutes walk to Kingshill shopping parade and a choice of schools including Hayes Park Primary are also close-by.

**Offers In Excess Of £500,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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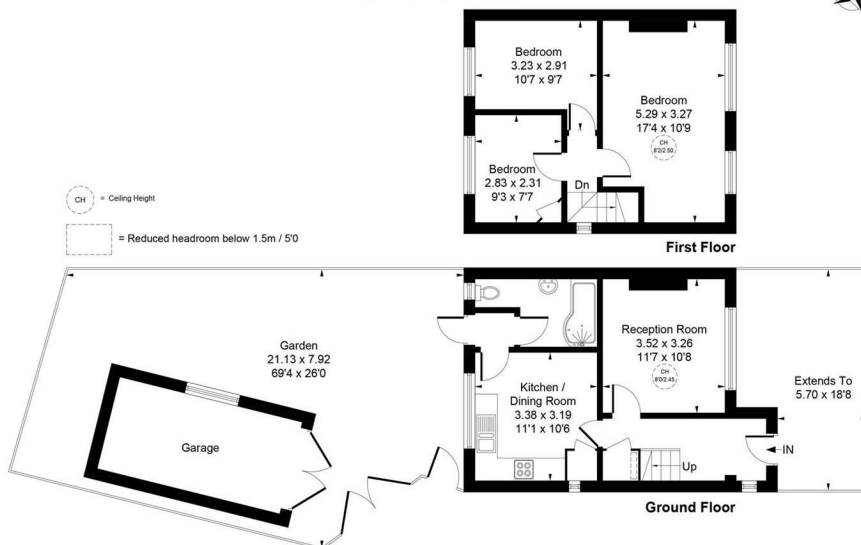
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Approximate Gross Internal Area = 73.29 sq m / 789 sq ft  
(Excluding Garage)



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                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>56</p>                          | <p>90</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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