



- Three Bedrooms
- Off Street Parking
- Extended
- Residential Road
- Gas Central Heating

- Semi Detached
- No Upper Chain
- Close To Schools
- Recent UPVC Double Glazing
- EPC Rating D

A well presented THREE bedroom semi detached family home located on one of North Hayes's sought after roads close to Hayes Park Primary School. This extended property is offered to the market with no upper chain.

Briefly comprising; entrance hallway with doors leading in to a through lounge/diner with fire place, 16ft kitchen with integrated appliances and french doors leading out to a laid to lawn garden with a patio area. To the first floor there are three bedrooms and a family bathroom.

Further benefits include, recently fitted double glazed UPVC windows, off street parking, great location and gas central heating.

Raynton Drive is situated off Kingshill Avenue, within easy reach of Hayes Town, local shops, schools and bus links into Uxbridge Town Centre.

Viewings are strictly by appointment only.

Price: Guide Price £560,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: D

Broadband type: Upto Ultrafast 1800 Mbps 924 Mbps

Mobile Coverage (Indoor):

Provider Voice Data

EE - Limited Limited

Three - Limited Limited

O2 - Likely Likely

Vodafone - Likely Likely

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>

## Kitchen



## Lounge



## Lounge





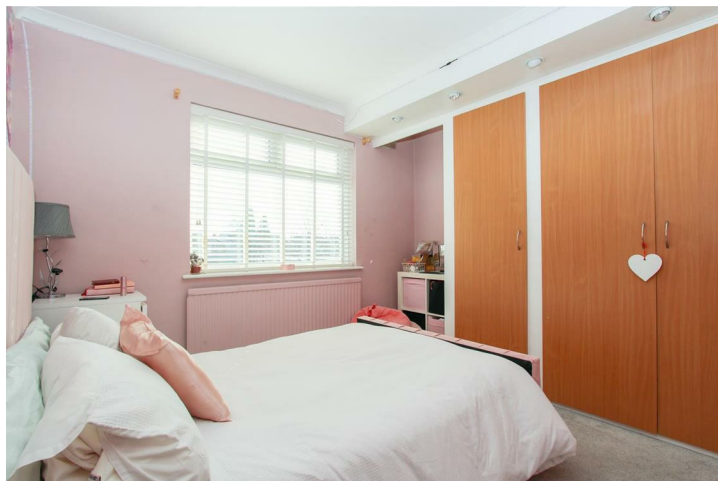
Bedroom



Bathroom



Bedroom



Garden



Bedroom



Rear Exterior

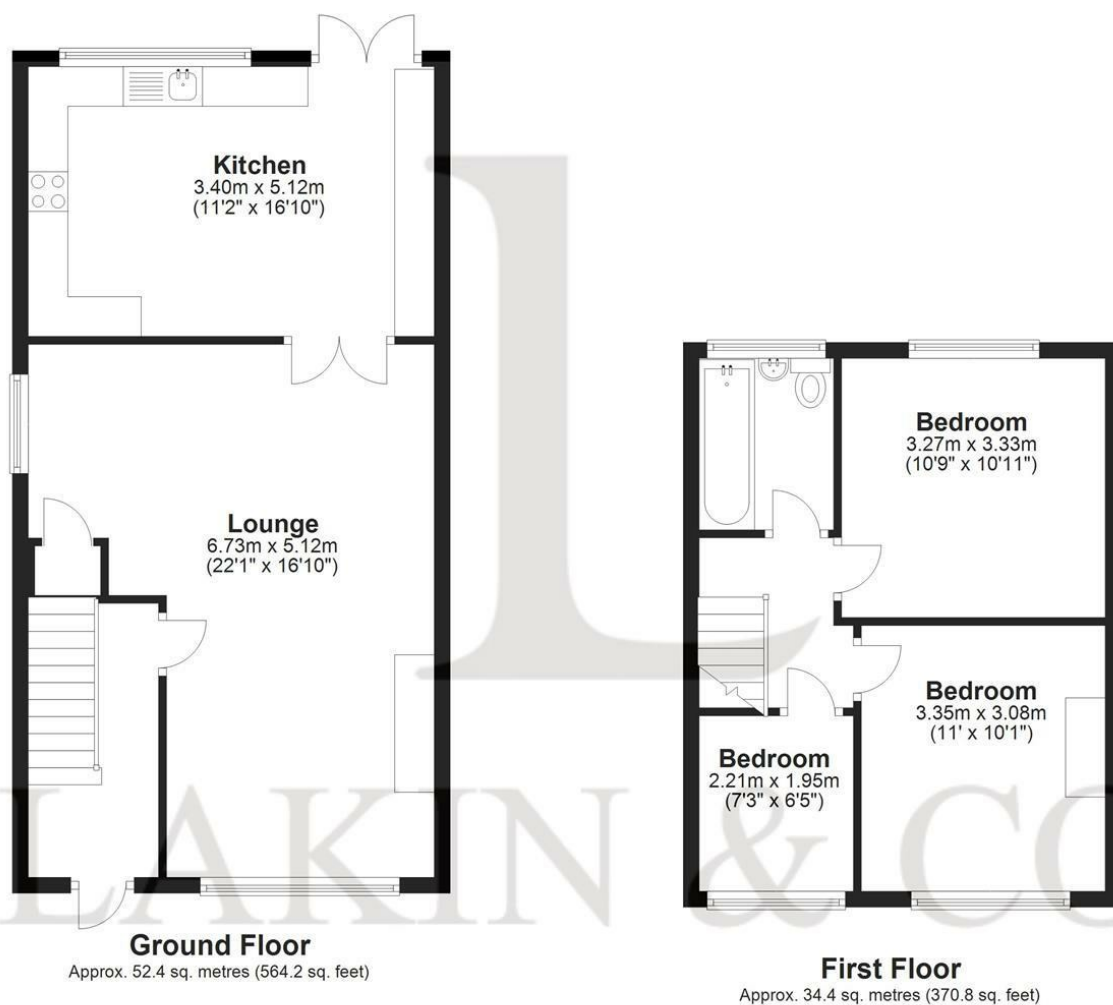


Cabin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

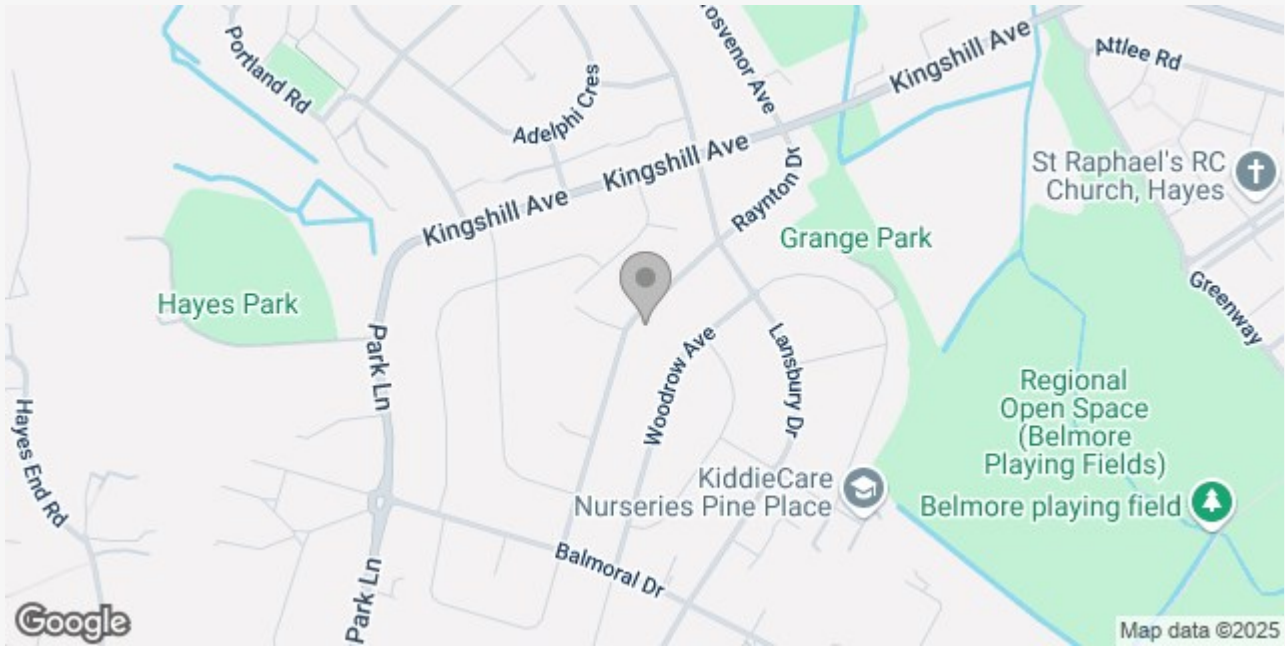


**Total area: approx. 86.9 sq. metres (935.0 sq. feet)**

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





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