

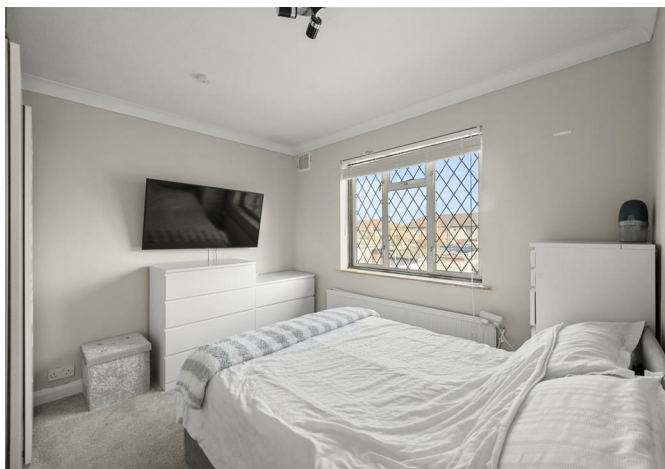
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Raynton Drive, Hayes, UB4 8BE  
£550,000







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**£550,000**

- Three / Four Bedrooms
- Through Lounge
- Potential To Extend Further (STPP)
- Good Schools Nearby
- North Hayes
- Extended Kitchen / Diner
- Driveway
- Chain Free
- Close To Kingshill Shops
- Outbuilding



## Description

Situated on a popular residential road in North Hayes, this Three / Four Bedroom Semi-Detached Home with further potential to extend(stpp).

This well-presented property offers a spacious and versatile layout, featuring a welcoming reception room and a convenient downstairs bedroom, the fitted kitchen/dining area is both functional and stylish, providing direct access to the rear of the home.

Upstairs, the first floor features three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a front drive with off street parking. While the rear boasts a private garden ideal for dining and entertaining. An additional outbuilding adds further flexibility, offering potential for storage, a gym, or a creative workspace.

## Situation

Raynton Drive is a sought after residential road in North Hayes offering easy access to a number of local amenities including shops and bus/road links and a number of highly regarded schools including Hayes Park. The Uxbridge Road is a short distance away and provides access to Hayes town centre with its variety of shops and Elizabeth Line (Crossrail) train station and Uxbridge Town centre with its multitude of shops, bars, restaurants and tube station.



**Raynton Drive, Hayes, UB4**  
Approximate Area = 958 sq ft / 89.0 sq m  
Bar / Outbuilding = 76 sq ft / 7.1 sq m  
Total = 1034 sq ft / 96.1 sq m  
For identification only - Not to scale

**Ground Floor**

Bar / Outbuilding  
3.34 x 2.03  
10'11 x 6'8

Garden  
18.14 x 7.05  
59'6 x 23'2

Kitchen / Dining Room  
5.10 max x 3.17 max  
16'9 x 10'5

Reception Room  
6.57 max x 3.55 max  
21'7 x 11'8

Bedroom  
2.99 x 2.04  
9'10 x 6'8

Extends To  
6.70 x 2'0

**First Floor**

Bedroom  
3.32 x 3.09  
10'11 x 10'2

Bedroom  
3.37 max x 3.33 max  
11'1 x 10'11

Bedroom  
2.20 x 1.86  
7'3 x 6'1

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.

**ALLDAY & MILLER**  
estate agents

## A map snippet from Google Maps showing a residential area. A green location pin is placed on Kingshill Ave, between Woodrow Ave and Lansbury Dr. The map includes labels for several streets: Adelphi Cres, Kingshill Ave, Raynton Dr, Park Ln, Woodrow Ave, Lansbury Dr, Balmoral Dr, and Grange Park. A building icon with a 'K' is labeled 'KiddieCare Nurseries Pine Place'. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

| Energy Efficiency Rating                                                                                                                                                                                                                                                       | Current                  | Potential                  | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                       | Current        | Potential        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------|
| <p>Very energy efficient - lower running costs</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>Not energy efficient - higher running costs</p> | <p>Current</p> <p>44</p> | <p>Potential</p> <p>88</p> | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</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>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> | <p>Current</p> | <p>Potential</p> |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                          |                          |                            | <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                |                |                  |

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