



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

This is a 'NASH' built, 2/3 bedroom semi detached house providing a completely BLANK CANVASS for you to create your own perfect family home. The property is located in a much sought after residential area of North Hayes close to Kingshill shopping parade and Hayes park primary school.

FULL RE-MODERNISATON IS REQUIRED throughout with 'Bags of Potential' and a large rear garden for a rear extension and a garden annex stpp. The property has an entrance hall, lounge/dining room, kitchen, 2/3 bedrooms and a bathroom. Outside has a generous 100' rear garden, shared drive and detached garage. NO UPPER CHAIN!

**Guide Price £500,000**

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Approximate Gross Internal Area = 92.51 sq m / 996 sq ft  
 Garage = 29.39 sq m / 316 sq ft  
 Total = 121.90 sq m / 1312 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
<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>66</p>	<p>89</p>

**England & Wales**

EU Directive  
2002/91/EC



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