

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

A VERY WELL PRESENTED 'NASH' BUILT 3 BEDROOM EXTENDED SEMI DETACHED HOUSE located in one of North Hayes most desirable roads close to HAYES PARK PRIMARY SCHOOL, local shops and access to the Uxbridge Road. This impressive house has a double glazed porch, entrance hall, lounge with connecting doors to a 2nd reception room, good sized downstairs WET ROOM' shower & toilet plus a FULL WIDTH MODERN FITTED KITCHEN/DINER EXTENSION WITH UNDERFLOOR HEATING, QUARTZ WORK TOPS AND BUILT-IN APPLIANCES. Upstairs has 3 spacious bedrooms and a modern shower room/wc. Outside has a paved rear garden plus an own drive to the front parking 2 cars.

**Asking Price £565,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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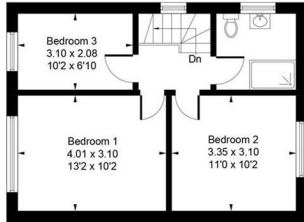


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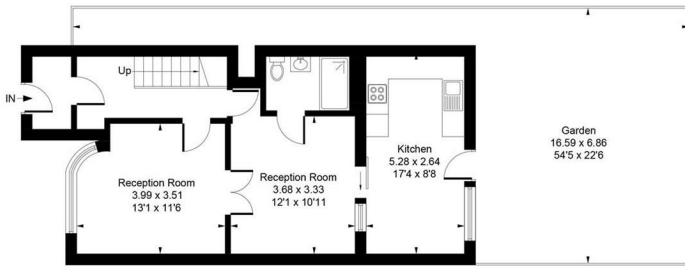


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Approximate Gross Internal Area = 95.7 sq m / 1031 sq ft



First Floor



Ground Floor

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>74</p>	<p>86</p>

**England & Wales**

EU Directive  
2002/91/EC



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