



Raleigh Avenue, Hayes, UB4 0EE

This is a modernised and exceptionally well presented 3 bedroom semi detached house situated in a most sought after area of North Hayes just a short walk to Yeading Lane and the Uxbridge Road.

Each room is tastefully decorated and with gas central heating and double glazed windows the property has an entrance hall, good sized lounge and a separate kitchen/diner to the rear with extension potential stpp. Upstairs has a family bathroom, 2 double bedrooms and a further bedroom with a study area. Outside has a secluded 100' rear garden, detached 20' garage (storage only) and a shared drive plus off street parking to the front for 2 cars. Transport links are on hand for Southall, Ealing, Heathrow, Uxbridge and Hayes Town (Hayes & Harlington Elizabeth line underground station - Paddington within 20 minutes).

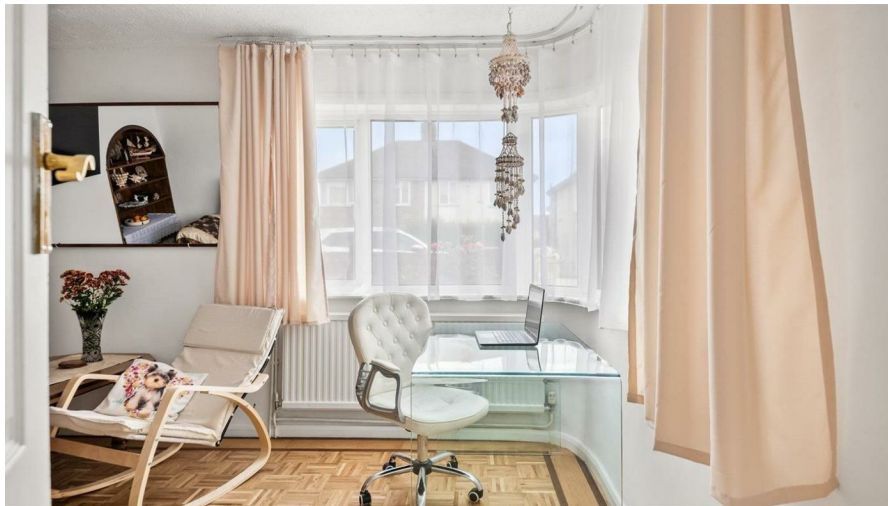
Asking Price £575,000

Tel: 020 8573 9922 Fax: 020 8569 3495

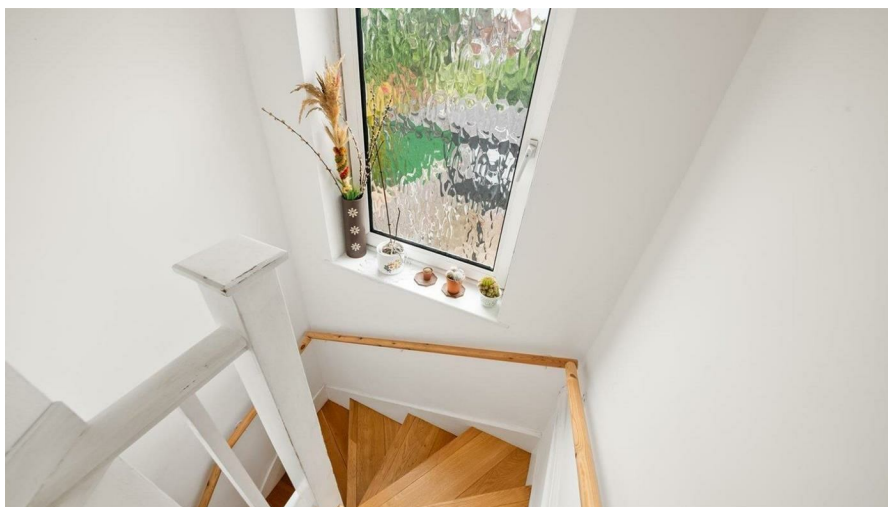
254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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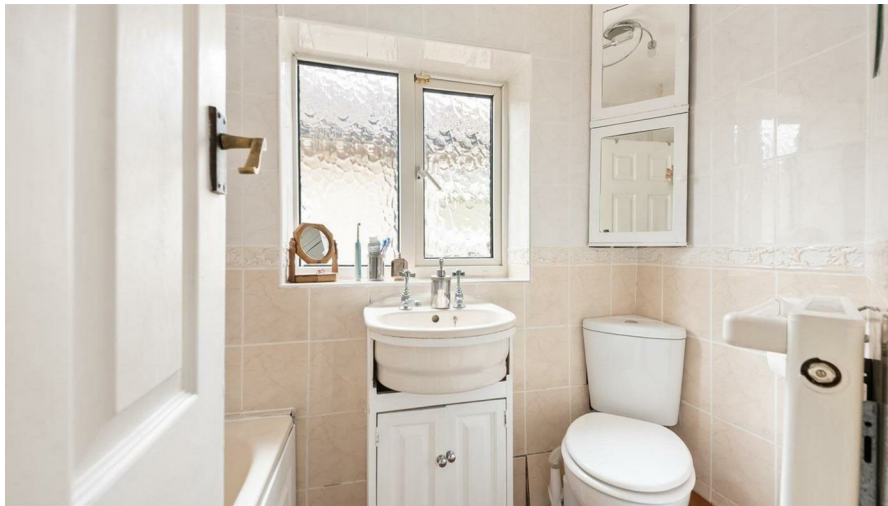
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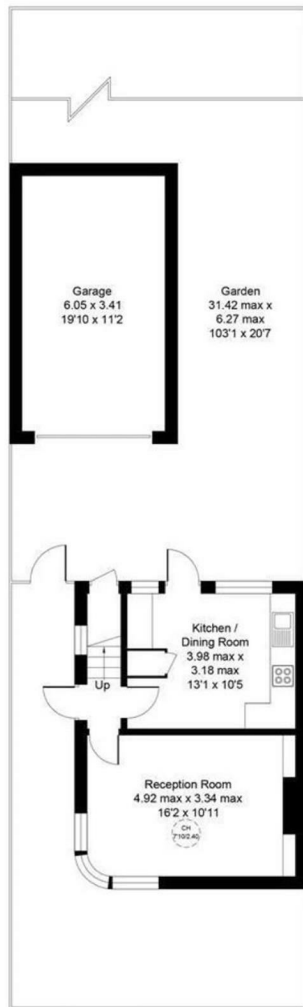
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Approximate Area = 717 sq ft / 66.6 sq m

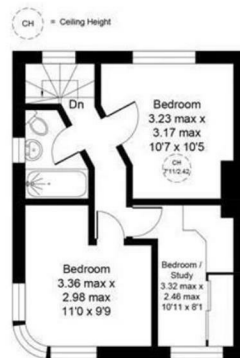
Garage = 225 sq ft / 20.9 sq m

Total = 942 sq ft / 87.5 sq m

For identification only - Not to scale



Ground Floor




First Floor



CH = Ceiling Height

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>65</p>	<p>89</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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