



### Raleigh Avenue, Hayes, UB4 0EF

An extended semi det house offered for sale with no onward chain and comprising entrance porch, hallway, 2 reception rooms, fitted kitchen, conservatory, 3 bedrooms & family bathroom. Externally there are gardens front and rear { approx 70ft) and a detached garage via sherd driveway. An example of a blank canvass with fantastic potential to improve and extend.

Located on a popular residential road in North Hayes close to shops & schools on Yeading Lane and direct bus access to both Hayes& Harlington underground station (Elizabeth Line) and Northolt underground station ( Central Line)

**£520,000**

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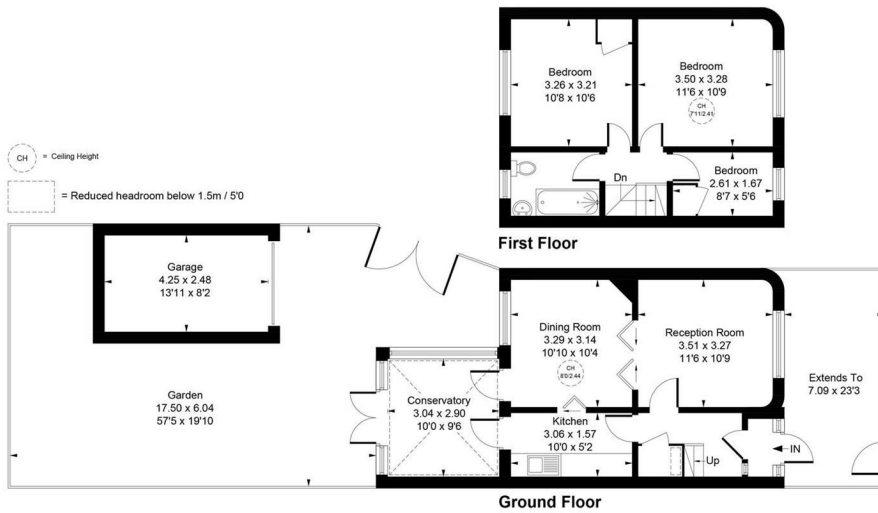




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Approximate Gross Internal Area = 79.54 sq m / 856 sq ft  
Garage = 10.84 sq m / 117 sq ft  
Total = 90.38 sq m / 973 sq ft



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>52</p>	<p>87</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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