



### Raynton Drive, Hayes, UB4 8BQ

THIS IS AN OUTSTANDING 3 BEDROOM EXTENDED, 'NASH' BUILT, SEMI DETACHED FAMILY HOUSE WITH A 100' REAR GARDEN. Situated in one of North Hayes most desirable locations just a short walk to Kingshill shopping parade, Hayes Park Primary School and excellent transport links for Northolt (central line) station, Ealing, Uxbridge A40 London, Heathrow and Hayes & Harlington Elizabeth line station (Paddington within 20 minutes). This impressive and spacious property is presented to a high standard throughout with gas central heating and double glazed windows. With the accommodation providing an entrance hall, L shaped lounge (originally 2 rooms and if required can easily be separated again as there are 2 entrance door ways). You also have a downstairs toilet and a stunning modern fitted kitchen/dining room rear extension. Upstairs has 3 bedrooms, a modern bathroom + plumber shower unit and loft space suitable for conversion stpp. Outside has a generous sized rear garden of approx 100' to include a Summer house and a detached garage via shared access to a gated own drive parking 2 cars. To the front is a brick paved own drive parking another 2 cars. VIEWING IS HIGHLY RECOMMENDED!

**Offers In Excess Of £560,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

144 Raynton Drive, Hayes, UB4 8BQ

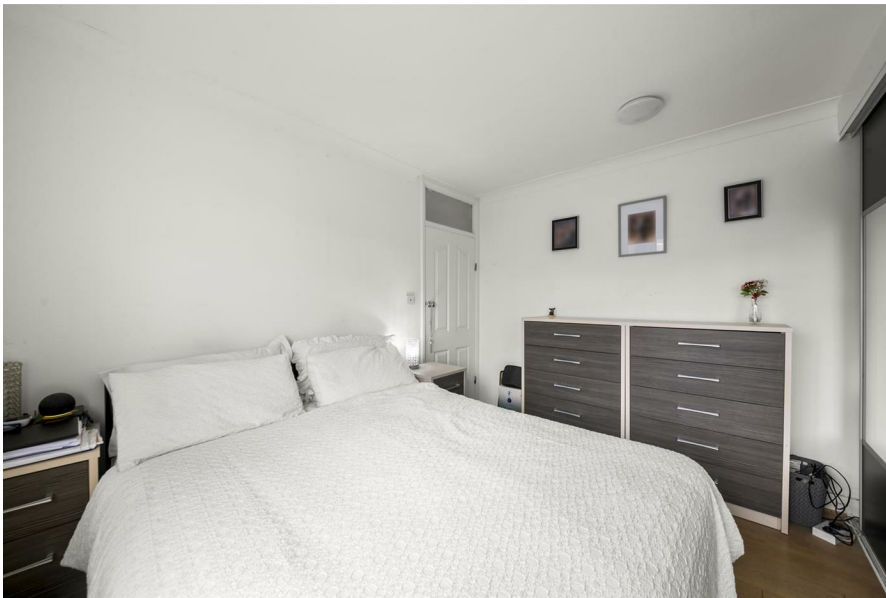




144 Raynton Drive, Hayes, UB4 8BQ



144 Raynton Drive, Hayes, UB4 8BQ



144 Raynton Drive, Hayes, UB4 8BQ



144 Raynton Drive, Hayes, UB4 8BQ





144 Raynton Drive, Hayes, UB4 8BQ



144 Raynton Drive, Hayes, UB4 8BQ





## 144 Raynton Drive, Hayes, UB4 8BQ


Approximate Gross Internal Area = 90.63 sq m / 976 sq ft  
 Garage = 16.33 sq m / 176 sq ft  
 Outbuilding = 6.92 sq m / 74 sq ft  
 Total = 113.88 sq m / 1226 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.

© Vizion Property Marketing Produced for Charrison Davis

## 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>67</p>	<p>87</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

144 Raynton Drive, Hayes, UB4 8BQ

