



## Raynton Close, Hayes, UB4 8BJ

PLEASE NOTE:- THIS PROPERTY IS NOT SUITABLE FOR A BUY-TO-LET MORTGAGE APPLICATION!!!  
EPC RATING 'G' (RESTRICTED RESIDENTIAL MORTGAGE OPTIONS / PLEASE REFER TO YOUR LENDER).  
THIS PROPERTY IS NOT HABITABLE IN IT'S PRESENT CONDITION.

Much potential for this 'Nash' built 3 bedroom semi detached house which requires full re-modernisation and has only an F rating - EPC therefore you are advised to seek advice from your intended lender in the first instance.

The property has an entrance hall, lounge and downstairs bathroom/toilet with scope to extend to the rear.

Upstairs has loft space suitable for conversion stpp and 3 bedrooms with a full width master bedroom having potential to easily divide to create a 4th single bedroom if required.

Located in one of North Hayes most desirable areas just a short walk to Hayes Park Primary School, Kingshill shopping parade and the Uxbridge Road with it's transport links for Uxbridge, Southall, Heathrow and Hayes & Harlington Elizabeth line station - Paddington within 20 minutes.

NO UPPER CHAIN!

## Offers In Excess Of £450,000

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)

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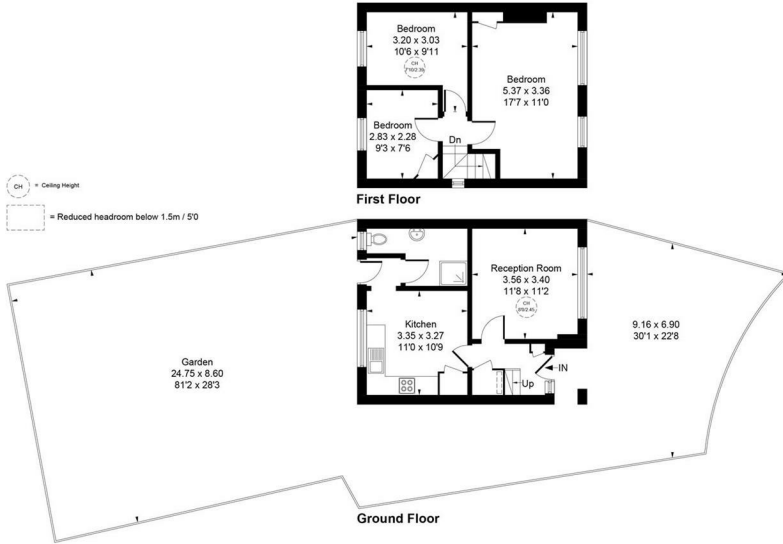
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Approximate Gross Internal Area  
71.20 sq m / 766 sq ft



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>15</p>	<p>76</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p> 

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