



### Rayners Crescent, Northolt, Middlesex, UB5 6PB

This is a wonderful opportunity to create your own perfect family home. This 3 bedroom semi detached house offers plenty of potential to extend to the rear and expand up into the loft space stpp. With gas central heating and double glazed windows (Leaded Lights) the spacious living space provides an entrance hall, kitchen, lounge with connecting door through to a dining room. Upstairs has 3 large bedrooms (the 3rd bedroom will fit a double bed too) and a modern bathroom + a walk-in shower.. Outside has a 60' approx rear garden with a well kept lawn, shrubs and flowers + a brick shed and side access gate.

**£535,000**

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)

14 Rayners Crescent, Northolt, Middlesex UB5 6PB

living room



14 Rayners Crescent, Northolt, Middlesex UB5 6PB

kitchen



14 Rayners Crescent, Northolt, Middlesex UB5 6PB

landing



bedroom 1



14 Rayners Crescent, Northolt, Middlesex UB5 6PB



bedroom 2



14 Rayners Crescent, Northolt, Middlesex UB5 6PB



bedroom 3



14 Rayners Crescent, Northolt, Middlesex UB5 6PB

bathroom



external

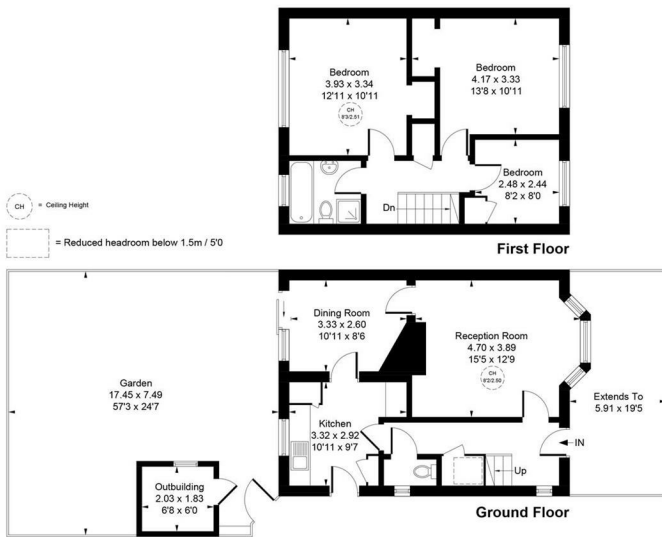


14 Rayners Crescent, Northolt, Middlesex UB5 6PB



floorplan

Approximate Gross Internal Area = 91.78 sq m / 988 sq ft  
 Outbuilding = 3.79 sq m / 41 sq ft  
 Total = 95.57 sq m / 1029 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>		

**England & Wales**

EU Directive  
2002/91/EC



14 Rayners Crescent, Northolt, Middlesex UB5 6PB

