

# Raleigh Avenue

Hayes • Middlesex • UB4 0EE

Offers In Excess Of: £489,950



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# Raleigh Avenue

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A three bedroom, semi-detached house situated on Raleigh Avenue, situated seconds away from the Uxbridge Road and all its amenities including shops and bus links along with a number of schools. The property comprises 16ft living room, 13ft kitchen/dining room and 10ft conservatory. The first floor features the 10ft main bedroom, 11ft second bedroom, 11ft third bedroom and family shower room. Outside there is off street parking and a private rear garden.

Three bedroom house

Semi-detached

Sought after location

Potential to extend (S.T.P)

16ft living room

13ft kitchen/dining room

10ft main bedroom with fitted wardrobes

11ft second bedroom

Private rear garden

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Property

A three bedroom, semi-detached house that has been offered to the market with the potential to extend subject to the usual planning consents. The property comprises 16ft living room, 13ft kitchen/dining room and 10ft conservatory. To the first floor, you will find the 10ft main bedroom with fitted wardrobes, 11ft second bedroom, 11ft third bedroom and family shower room.

### Location

Raleigh Avenue is located a stones throw from the Uxbridge Road and all its amenities including shops and bus links along with a number of schools. Hayes Town centre with its expanse of shops, banks, restaurants and British Railway train station is under a mile away, while the M4 and its links to London and the Home Counties is just a short drive.

### Outside

The property offers generous off street parking and a private rear garden that has been made laid to lawn with a patio area at the back of the house creating great space for outdoor enjoyment.





### Schools:

Yeading Junior School 0.3 miles away  
 Yeading Infant and Nursery School 0.4 miles away  
 Barnhill Community High School 0.6 miles away



### Train:

Hayes & Harlington 1.5 miles away  
 Southall 1.7 miles away  
 South Ruislip 2.3 miles away



### Car:

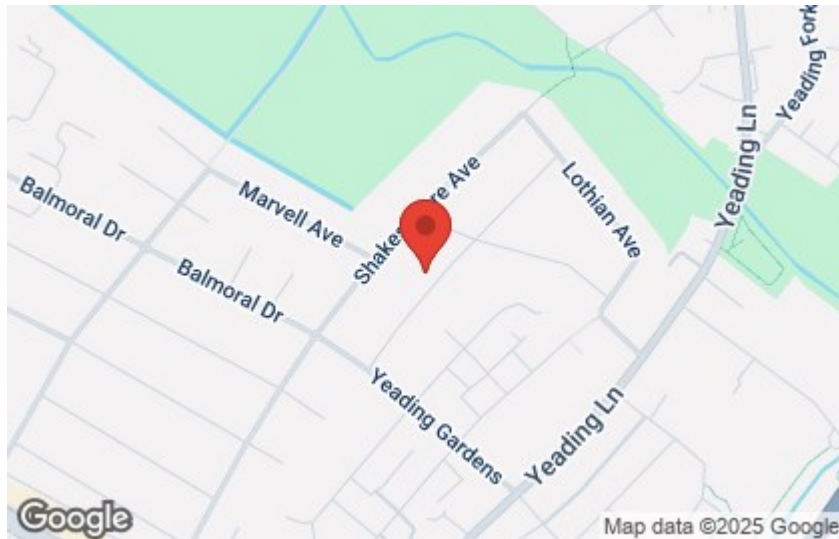
M4, A40, M25, M40



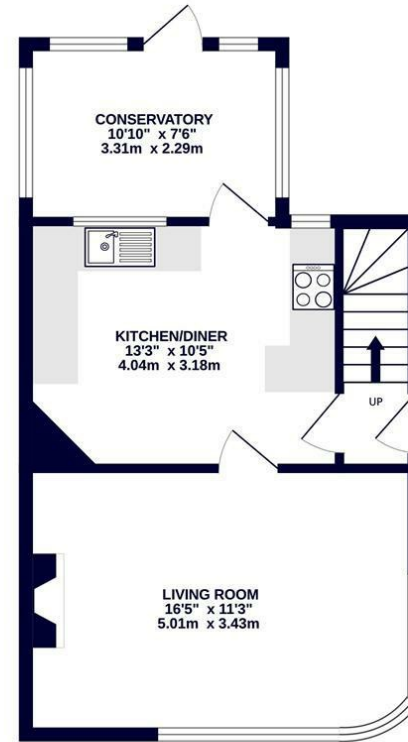
### Council Tax Band:

D

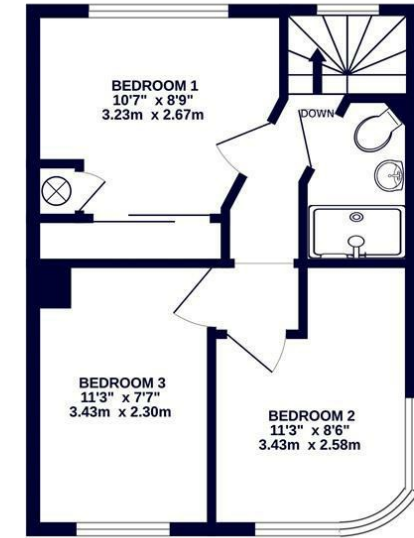
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
 348 sq.ft. (32.3 sq.m.) approx.



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TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.