



Raleigh Avenue, Hayes
UB4 0EF

£479,950

EPC Current Band: D

We are delighted to offer for sale this sizeable 1930's built Semi-Detached house with the benefit of a single storey rear extension.

The accommodation comprises an entrance porch, hall, triple aspect living room, kitchen, and cloakroom with the first floor offering 3 bedrooms and bath suite. Outside there are front and rear gardens with off street parking. Although requiring modernisation the property benefits gas central heating, double glazed windows, and great potential to create a lovely family home.

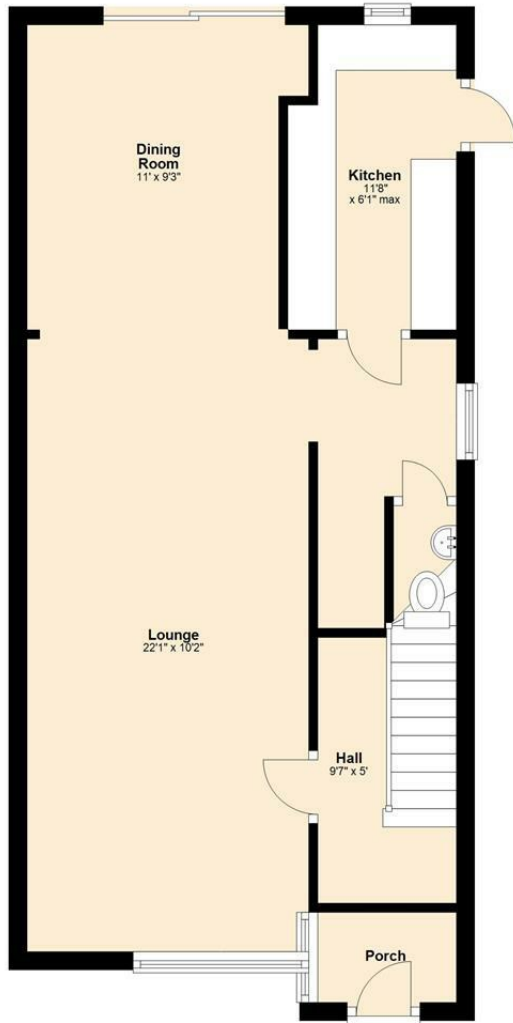
Raleigh Avenue is located within walking distance of both Uxbridge Road and Yeading Lane with a good range of local amenities close by.

Available with immediate vacant possession and no forward chain.

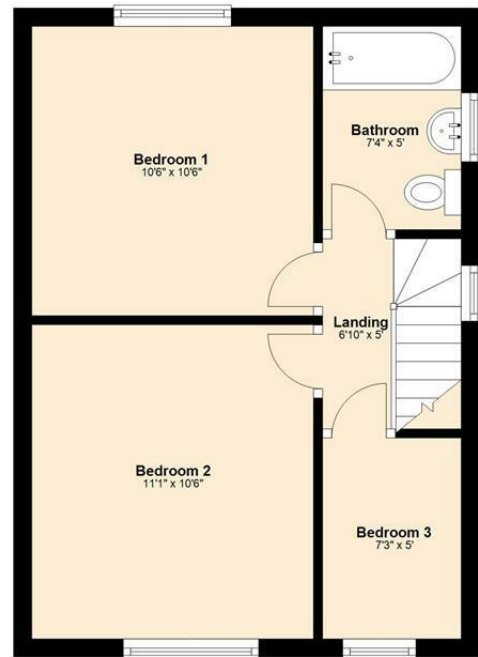
- Semi-Detached House
- Porch
- Through Lounge
- Kitchen
- Cloakroom
- 3 Bedrooms
- Bathroom
- Gas Central Heating & Double Glazed
- Gardens with side shared access/drive.
- Off Street Parking



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.