

Raynton Drive

North Hayes • Middlesex • UB4 8BQ
Guide Price: £585,000



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A three bedroom, semi-detached home situated on Raynton Drive, a popular residential road in Hayes located just off of the Uxbridge Road and all its amenities including shops and bus links along with a number of schools. Hayes Town centre and Crossrail train station is approximately 1 mile away. The property comprises porch, 13ft living room, 11ft dining room, 12ft kitchen/breakfast room and utility/shower room. To the first floor, there is the 13ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 10ft third bedroom and family bathroom. Outside there is off street parking and a south-facing, landscaped, private rear garden mainly laid to lawn with a patio area across the back of the house. To the side, there is a 20ft brick-built garage.

Three bedroom house

Semi-detached

Extended

13ft Living room

12ft kitchen/breakfast room

Utility/downstairs shower room with W/C

13ft main bedroom with fitted wardrobes

20ft garage

Off street parking

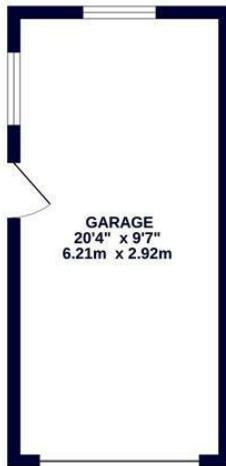
Private rear garden

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.





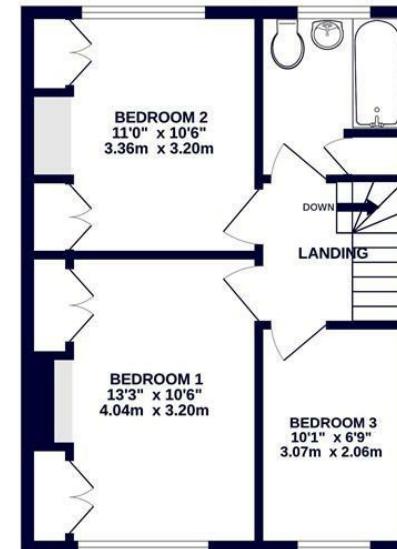
OUTBUILDING
195 sq.ft. (18.1 sq.m.) approx.



GROUND FLOOR
547 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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	
	Current
Very energy efficient - lowest running costs	
2014/15: A	
2014/15: B	
2014/15: C	
2014/15: D	63
2014/15: E	
2014/15: F	
2014/15: G	
All energy efficient - higher running costs	
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.