



Raynton Drive UB4 8BE

A spacious Nash Built semi det house situated on a popular residential road in North Hayes close to shops, public transport & Hayes Park primary School. Offered for sale with no onward chain accommodation comprises entrance porch, hallway, living room, dining room, kitchen, bathroom & 3 bedrooms. Externally there's off street parking, garage via shared driveway & large rear garden...AN IDEAL FAMILY HOME

Accommodation

a Nash Built semi det house

3 bedrooms

2 reception rooms

double glazing / gch

off street parking

shared driveway to garage

large rear garden

close to shops, bus routes
& Schools

Ground Floor

entrance porch - 5' 10" x 2' 10" (1.78m x 0.87m)

hallway - fitted carpet, radiator, staircase to first floor with storage cupboard

living room - 10' 11" x 10' 5" (3.35m x 3.2m) front aspect double glazed window, radiator & fitted carpet

reverse view -

dining room - 10' 9" x 10' 2" (3.3m x 3.1m) rear aspect double glazed window, radiator, fitted carpet, wall mounted boiler, side aspect window & built in storage cupboard

reverse view -

kitchen - 10' 2" x 5' 7" (3.1m x 1.72m) single drainer sink unit with tiled splash back, cooker point, space for fringe freezer, breakfast bar, vinyl flooring, rear aspect window & door leading to rear garden

bedroom 1 - 10' 11" x 10' 5" (3.35m x 3.2m) front aspect double glazed window, radiator, fitted carpet & 2 built in storage cupboards

reverse view -

bedroom 2 - 10' 2" x 9' 7" (3.1m x 2.94m) rear aspect double glazed window, radiator & fitted carpet

reverse view -

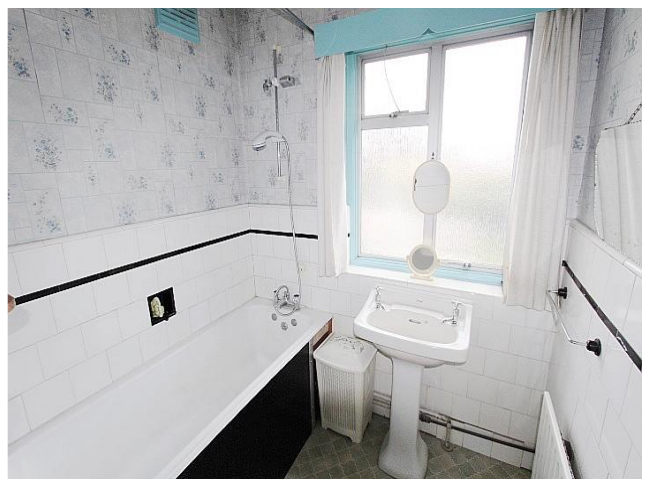
bedroom 3 - 7' 6" x 5' 8" (2.3m x 1.74m) front aspect double glazed window, radiator & fitted carpet

bathroom - 6' 10" x 6' 2" (2.1m x 1.88m) panel enclosed bath with shower attachment & mixer tap, part tiled walls, radiator, vinyl flooring, radiator, built in airing cupboard & rear aspect frosted double glazed window

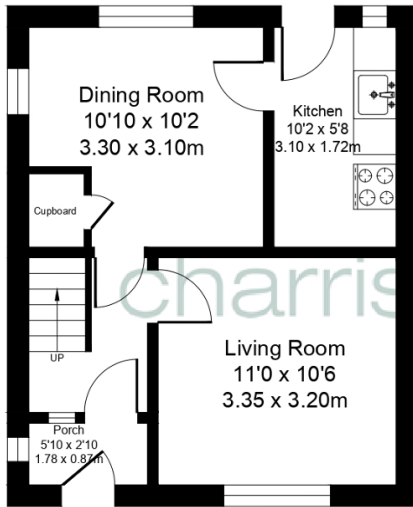
separate w.c. - 3' 7" x 2' 4" (1.1m x 0.72m) low level wc, vinyl flooring & rear aspect frosted window

external - off street parking to the front, shared driveway leading to garage and large rear, laid to lawn with patio area, timber shed & side gated pedestrian access

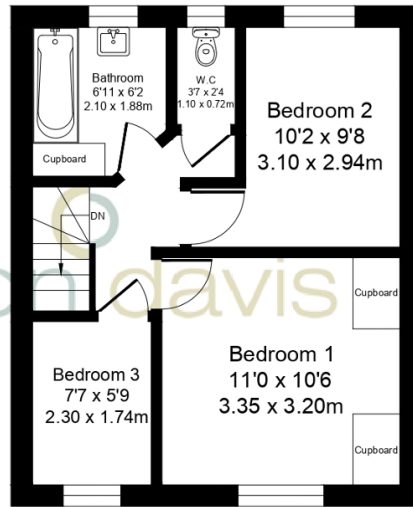




Ground Floor
Approx. 33.3 sq meters (358.43 sq feet)



First Floor
Approx. 33.3 sq meters (358.43 sq feet)



Total Area Approx. 66.6 sq meters (716.86 sq feet)

Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		