



£600,000 Freehold

Raleigh Avenue, Hayes, UB4

GREAT OPPORTUNITY! Simple Estate Agents are pleased to present to the market this well looked after 3 bedroom extended semi-detached family home in a sought after location in North Hayes. The property benefits from a large naturally well-lit living room which leads onto an extended kitchen/diner, off street parking and a shared drive with access to the rear garden, where you will find a large well-presented outbuilding which is equipped with electricity and plumbed water, as well as three spacious bedrooms upstairs with the potential to extend/convert the loft (STPP). Don't miss out on this wonderful home and call us now for further information.

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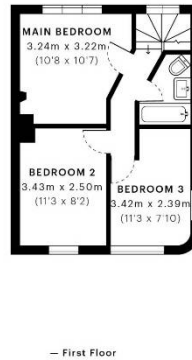
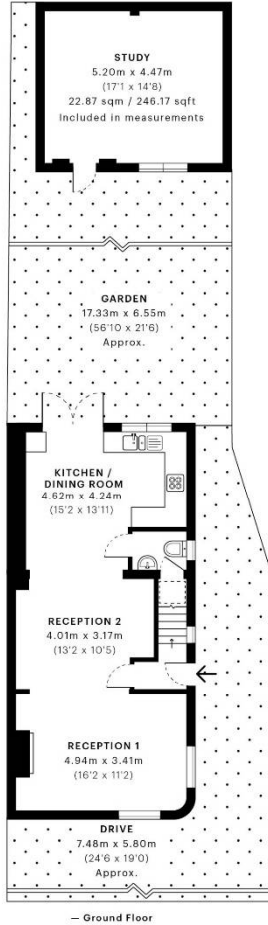


Raleigh Avenue, UB4

CAPTURE DATE 12/08/2022 LASER SCAN POINTS 87,304,262

GROSS INTERNAL AREA

109.73 sqm / 1181.12 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
109.73 sqm / 1181.12 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
80.34 sqm / 864.77 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.00 sqm / 10.76 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 107.65 sqm / 1158.73 sqft
IPMS 3C RESIDENTIAL 103.34 sqm / 1112.34 sqft
SPEC ID: 62F5067a8e73310dd272192c

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	

Directions

UB3 3ES Coldharbour Ln, Hayes Head north-east towards Hunters Grove 138 ft
Turn left onto Hunters Grove 125 ft Turn right onto Coldharbour Ln 0.7 mi
Continue onto Yeading Ln 0.2 mi Turn left onto Yeading Gardens 0.2 mi Turn right
onto Raleigh Ave Destination will be on the left 269 ft UB4 0ED Raleigh Ave, Hayes

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.