

## Raleigh Avenue Hayes UB4 0EF



### **Guide Price £699,950 Freehold**

**Super development potential\*, double fronted semi-detached house with 22'2 X 15' ground & first floor side extension, scope for further extending to loft & rear\*, three double bedrooms, very sizeable lounge, large fitted kitchen with additional dining room, three sizeable first floor double bedrooms, large wet room/wc with bath & walk in shower, potential for refiguring the first floor layout to provide three/four en-suite bedrooms, double glazed, central heating, large 59'1 x 39'3 rear garden, brick built & tiled roof 25'3 x 18'6 garage/garden building, off street parking for up to four vehicles, requires updating & re-decoration, would make a wonderful home for a large family, potential to develop to two houses, flats or HMO\* possible development potential to rear of the garden for a separate dwelling\* popular North Hayes location, viewing highly recommended on this rarely available, sure to be popular property.**

#### **LOCATION**

**With approximate distances. Raleigh Avenue is located off Yeading Gardens which in turn is off Yeading Lane. Local bus services including the Superloop provides access to the surrounding & far reaching areas. To include Hayes Town with its Hayes & Harlington mainline station. It's recently opened Elizabeth Line has estimated journey times of:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is just over 3/4 of a mile from the property. Lombardy Retail Park with its Sainsbury's Superstore, Costa Coffee & high street brand shops is also just over 3/4 of a mile from the property, The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is just under a mile away.**

**Property Reference 7828 Council Tax Band E £2278.00 Per Annum Epc Rating TBC \*subject to consents.**

## ENTRANCE

Upvc double glazed entrance door to:-

## ENTRANCE HALL

Carpeted staircase to first floor with storage cupboard under, carpeted flooring, radiator, doors to lounge & dining room.



## LOUNGE 22'2 x 14'11

Very spacious, front aspect Upvc double glazed window, carpeted flooring, radiators, Georgian style timber single glazed door to kitchen dining room, bi-fold double glazed doors to garden.



## DINING ROOM 10'11 X 10'3

Front aspect Upvc double glazed window, vinyl flooring, radiator, open plan with kitchen.



**KITCHEN 16'3 X 11'3**

Fitted kitchen requiring updating comprising:- Two double wall cabinets, range of base & drawer units with laminate worktops over, stainless steel, single bowl, double drainer sink unit with deck mixer taps, space & plumbing for washing machine, space for fridge freezer, built in double oven, fitted gas hob, wall mounted gas central heating boiler, vinyl flooring. Georgian style timber single glazed door to lounge, rear aspect Upvc double glazed window, Upvd double glazed door to garden.



**SPACIOUS FIRST FLOOR LANDING**

Rear aspect Upvc double glazed window, carpeted flooring, access to loft, doors to:-



**UTILITY/STORAGE ROOM 4'4 X 3'9**

Rear aspect Upvc double glazed window, adaptable uses such as storage or utility room.

**PRIMARY BEDROOM ONE 15' X 12'11**

Front aspect Upvc double glazed window, part carpeted flooring, radiator.



**BEDROOM TWO 16'2 x 11'3**

Front aspect Upvc double glazed window, built in wardrobes with storage cupboards over, carpeted flooring, radiator.



**BEDROOM THREE 10'7 X 10'6**

Rear aspect double glazed window, carpeted flooring, radiator.



**BATHROOM/WC**

Spacious bathroom comprising:- Acrylic paneled bath with tiled surround, bath/shower mixer taps with flexible hose & removable handset, adjustable riser rail, flexible hose & removable hand set, walk in shower enclosure with wall mounted thermostatic shower control, adjustable rail, flexible hose, detachable shower head, low level folding shower screen, pedestal wash hand basin, close coupled wc, fully tiled walls, vinyl flooring, inset low voltage ceiling lighting, chrome ladder style radiator, rear aspect Upvc double glazed window.



## GARDEN

Good sized 59'1 X 39'3 rear garden, patio with brickwork walling, remainder laid to lawn, large evergreen tree, two additional trees, pathway leading to the foot of the garden & garage/garden building, timber paneled fencing.



## GARAGE/GARDEN BUILDING 25'3 X 18'6

To the foot of the garden, detached brick & block construction, under a pitched tiled roof, power & light, composite entrance door, Georgian style double glazed windows, two pairs of timber double doors for vehicular access via Lothian Avenue. Useful for a number of purposes such as garage, workshop, studio, home office, gym, entertainment room subject to required works.

## PARKING

Crazy paved off street parking to front for up to four vehicles.

## PROPERTY POTENTIAL

Whilst requiring updating & redecoration this property offers fabulous potential for further extending & alteration to provide a sizeable family home. The first floor offers a generous floor area of 737sq. ft. It is of our opinion that by re-figuring the layout on this floor it may be possible to produce three to four bedrooms with en-suite facilities. Subject to consents there is also the possibility of a loft conversion providing additional accommodation.

In regards to the development potential we also feel that the property presents great potential. The property itself has an overall area of 1452 sq ft. With this in mind it may therefore be suitable for conversion to two separate houses, flats, or a House of Multiple Occupation.\*

The garden building has an area of 353 sq ft & has potential for conversion to a studio subject to consents & required works. We would like to bring to your attention that the property opposite at 103 Raleigh Avenue has in the past erected a detached property at the foot of their garden. It may therefore be possible to replicate this which would offer a great investment potential.\*

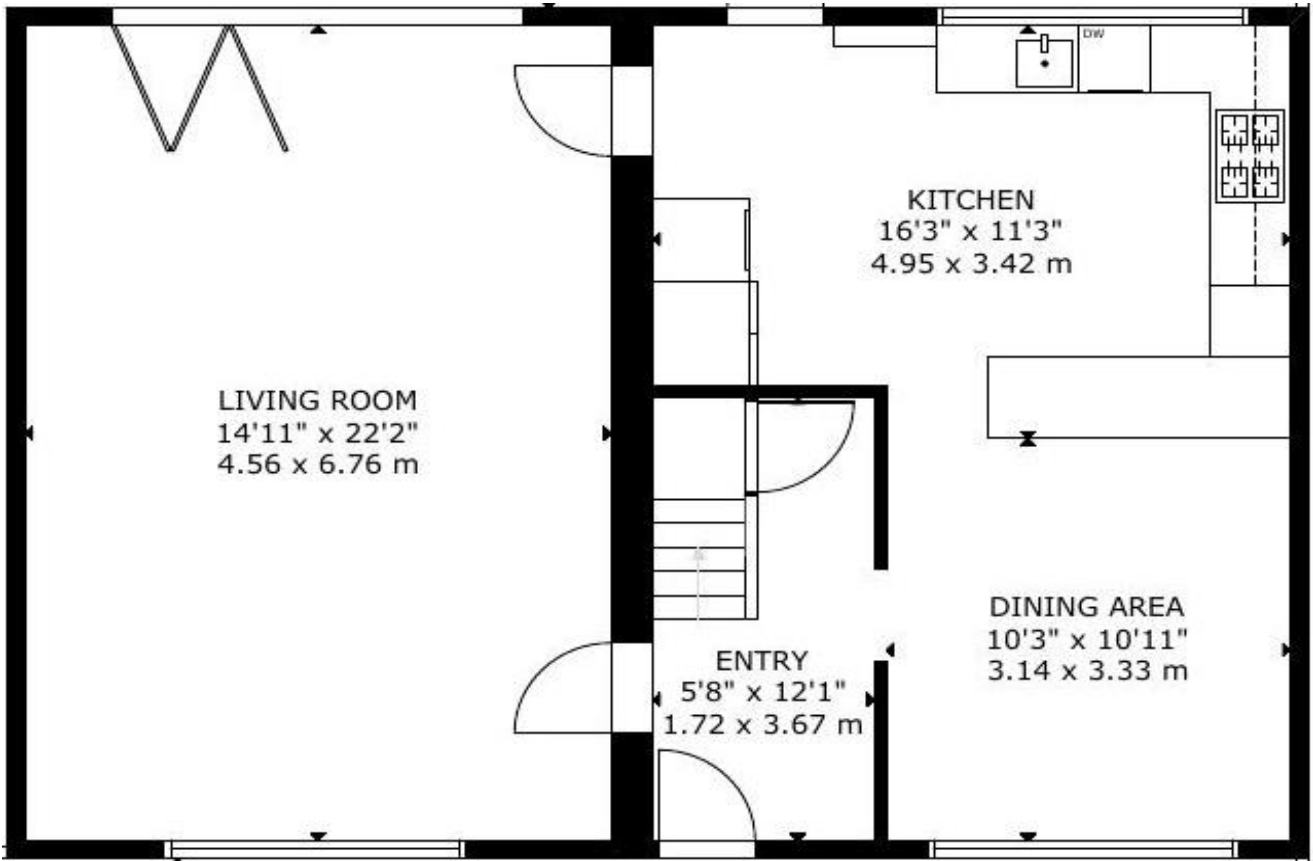
\*subject to consents

## COUNTRYSIDE

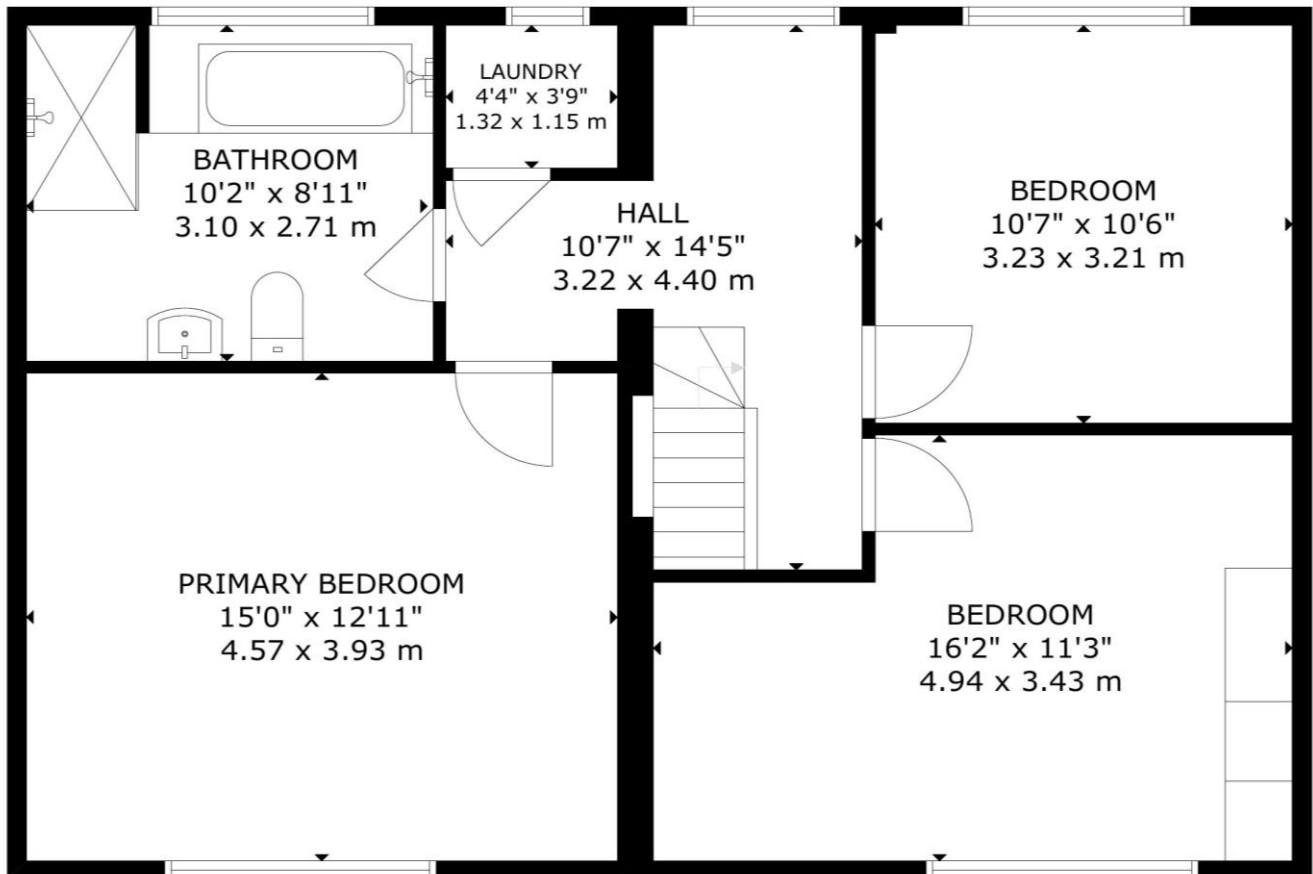
At the end of Shakespeare Avenue 150 yards away is Belmore open space & playing fields. With access to the Yeading Brook Meadows & Nature Reserve which forms part of the Hillingdon Trail. Going northwards the area is of traditional countryside character. Ten Acre Wood is a haven for birds & wildlife with its wild meadows, marshland & various pond species. The meadows range from dry to wet with Yeading Brook running along the western side of the woodland in the north and the eastern edge in the south, with Gutteridge Woods located to the North.



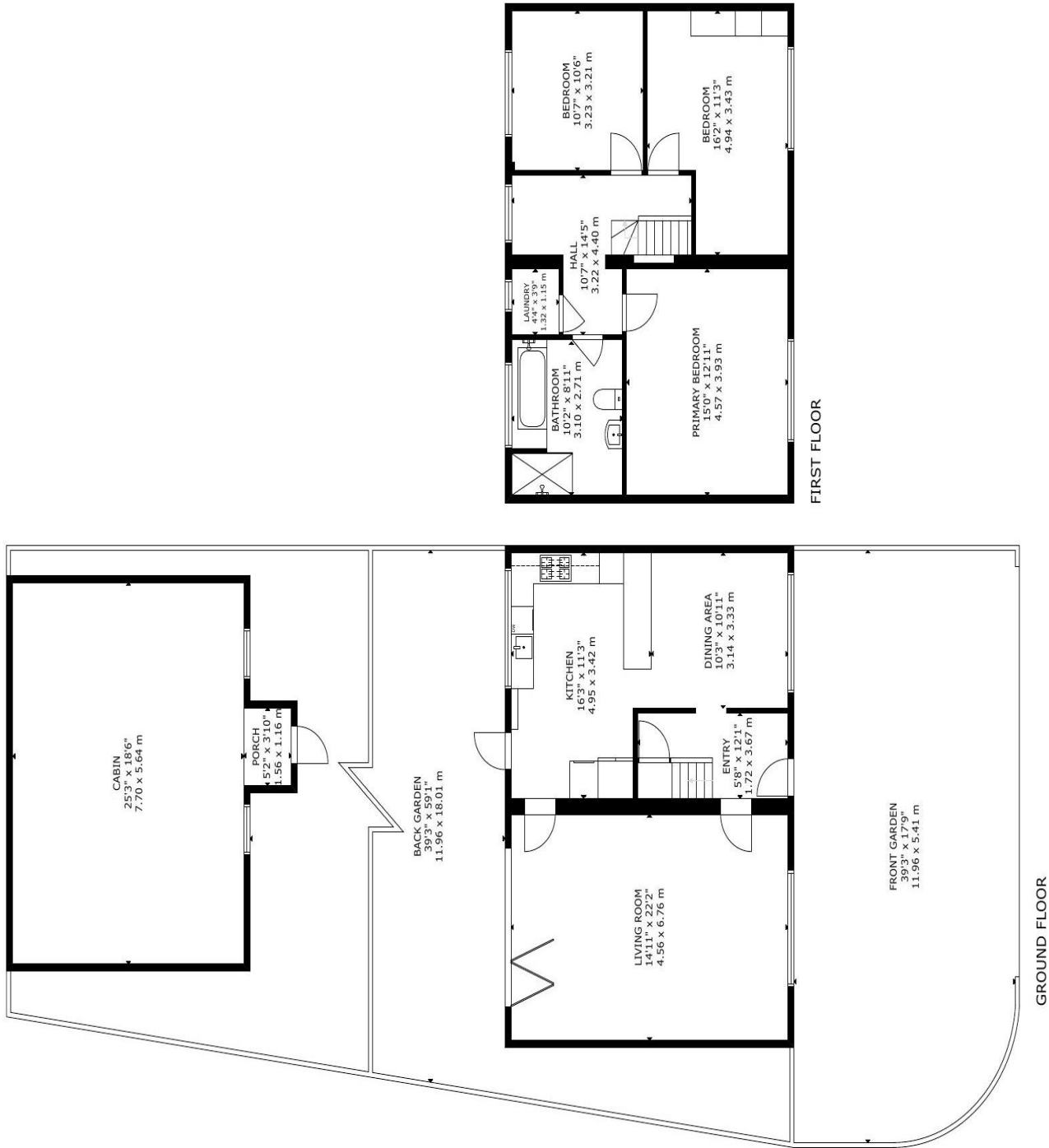
# FLOOR PLAN GROUND FLOOR



# FLOOR PLAN FIRST FLOOR



# FULL PLAN



GROSS INTERNAL AREA  
 TOTAL: 134 m<sup>2</sup>/1,452 sq ft  
 GROUND FLOOR: 66 m<sup>2</sup>/715 sq ft, FIRST FLOOR: 68 m<sup>2</sup>/737 sq ft  
 EXCLUDED AREAS: CABIN: 33 m<sup>2</sup>/353 sq ft, GARDEN: 290 m<sup>2</sup>/3,122 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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