

Nine Elms Close

Uxbridge • Middlesex • UB8 3TN

Guide Price: £630,000



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A generously proportioned four bedroom semi-detached home tucked away in a quiet cul-de-sac in Uxbridge. With off street parking, already extended, conveniently located and modernised by the current owners, this makes a fantastic family home to move straight into. Local transport links are available from nearby Uxbridge (Metropolitan/Piccadilly) or West Drayton (Elizabeth Line) providing reliable links into the City and West End. For the motorist the A40 is a short drive away providing access to Central London.

Four bedroom semi-detached house

Extended to rear and loft conversion

Two bathrooms and ground floor w/c

Kitchen/ breakfast room to rear with bi-fold doors

Driveway providing off-street parking

Immaculately presented throughout

- Outbuilding with Indoor heated swimming pool and bar area

Quiet location close to schools

Easy reach of West Drayton and Uxbridge Stations

1916 sq.ft.

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.





Location

Nine Elms Close is a residential road in Cowley, situated close to local amenities including Hillingdon Hospital, Brunel University and Stockley business park. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25 and Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station. West Drayton high street and railway station is close by benefitting the Crossrail Elizabeth line.

Property

This generously proportioned four bedroom semi-detached home cleverly integrates spacious living over three floors. Offering an abundance of light and space throughout, the rooms are all well proportioned and benefit from a contemporary decor. On the ground floor the entrance porch takes you through to the hallway leading you through to the spacious living/dining room, whilst straight ahead is the office room with built in wardrobes. To the rear is the fitted kitchen/breakfast room with views looking out to the rear garden and Bi-fold doors. There is a breakfast island central to the kitchen, electric blinds, space for white goods, ceramic hob with a angled glass cooker hood, integrated oven, grill and dishwasher. Off the kitchen is the downstairs WC. On the first floor there are two double bedrooms, a single bedroom and family bathroom. To the second floor there is the master bedroom with built in wardrobes, large dressing room and shower en-suite bathroom. Three of the bedrooms benefit from wall mounted air conditioning units.

Outside

To the front there is a brick paved driveway which offers off-street parking for three vehicles, there is also on-street parking on the road. The rear garden is secluded and has been extremely well maintained with a low maintenance patio and central lawn. There is an impressive brick built pond (raised) with a viewing window to enjoy from the outdoor seating area. To the rear of the garden there is an outbuilding with a 19'7" x 15'5" heated swimming pool and a bar area making an idea relaxing area. There is a seperate boiler for the pool house. There is also CCTV to the front & back of the house and a house alarm with sensors on the windows and doors.



Schools:

St Laurence CofE Primary School 0.1 Miles
Colham Manor Primary School 0.9 Miles
Whitehall Junior School 1.0 Mile



Train:

West Drayton Station 1.1 Miles
Uxbridge Station 1.4 Miles
Iver Station 1.7 Miles



Car:

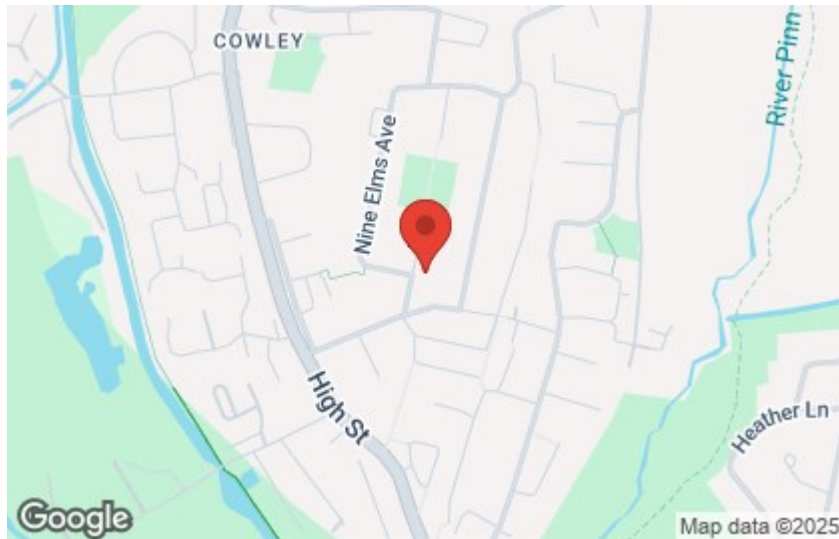
M4, A40, M25, M40



Council Tax Band:

D

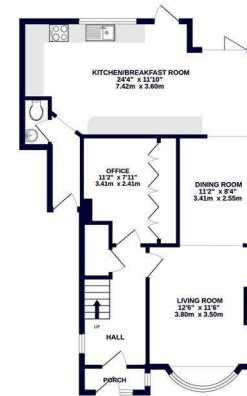
(Distances are straight line measurements from centre of postcode)



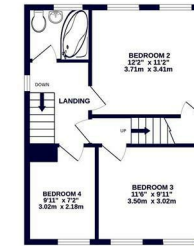
POOLBAR HOUSE
400 sq.ft. (37.2 sq.m.) approx.



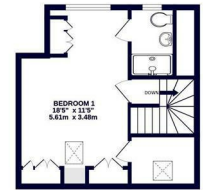
GROUND FLOOR
750 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1916 sq.ft. (178.0 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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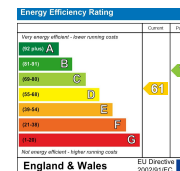
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