

Nine Elms Avenue

Uxbridge • Middlesex • UB8 3TJ

Guide Price: £525,000



coopers
est 1986

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Offered to the market is this spacious three bedroom semi detached family home with vast amounts of additional potential for the growing family (STPP). Situated in a peaceful residential location, 45 Nine Elms Avenue allows a family to move in and create their forever home. The property briefly compromise's of three sizable bedrooms along with a fourth loft room, a family bathroom and downstairs W/C, open plan kitchen / diner and a separate living space.

Three bedrooms

Scope to extend (STPP)

Ample off street parking

Secluded rear garden

Open plan Kitchen / Dining area

Loft room

Walking distance to highly regarded schools

Stone's throw to numerous amenities

Closeby to Uxbridge train station

Easy access to A40 / M25

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.





Property

Upon entering through the porch to this stylish home you are welcomed by a large entrance hallway with plenty of storage, proceeding straight down to the kitchen at the rear of the home. The kitchen is the real heart of the home here as it is open plan and offers plenty of entertaining space across here and the dining room area, the kitchen itself is home to plenty of storage space and ample worktop space with the dining room leading directly to the rear garden. Wrapping round to the front of the property from the dining room is the separate living room creating that L-Shaped living space throughout the course of the downstairs. Concluding downstairs is the lean-to accessed via the kitchen which is home to further storage and the guest W/C. Upstairs in this family home is three sizable bedrooms all with ample space for double beds and all with the added luxury of an in-built wardrobe. On the first floor is the well designed family bathroom suite. To conclude this wonderful family home is the large loft room offering a versatile space for working from home or a further bedroom subject to alterations.

Outside

The property boasts ample off street parking for numerous cars along with further visitor parking throughout Nine Elms Avenue. The property is home to a beautiful, secluded rear garden great for outdoor entertaining throughout the summer months. The rear garden consists of a large patio area for dining alfresco, a laid to lawn space and an abundance of outdoor storage throughout the sheds and brick-built workshops.

Location

Nine Elms Avenue 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.



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:

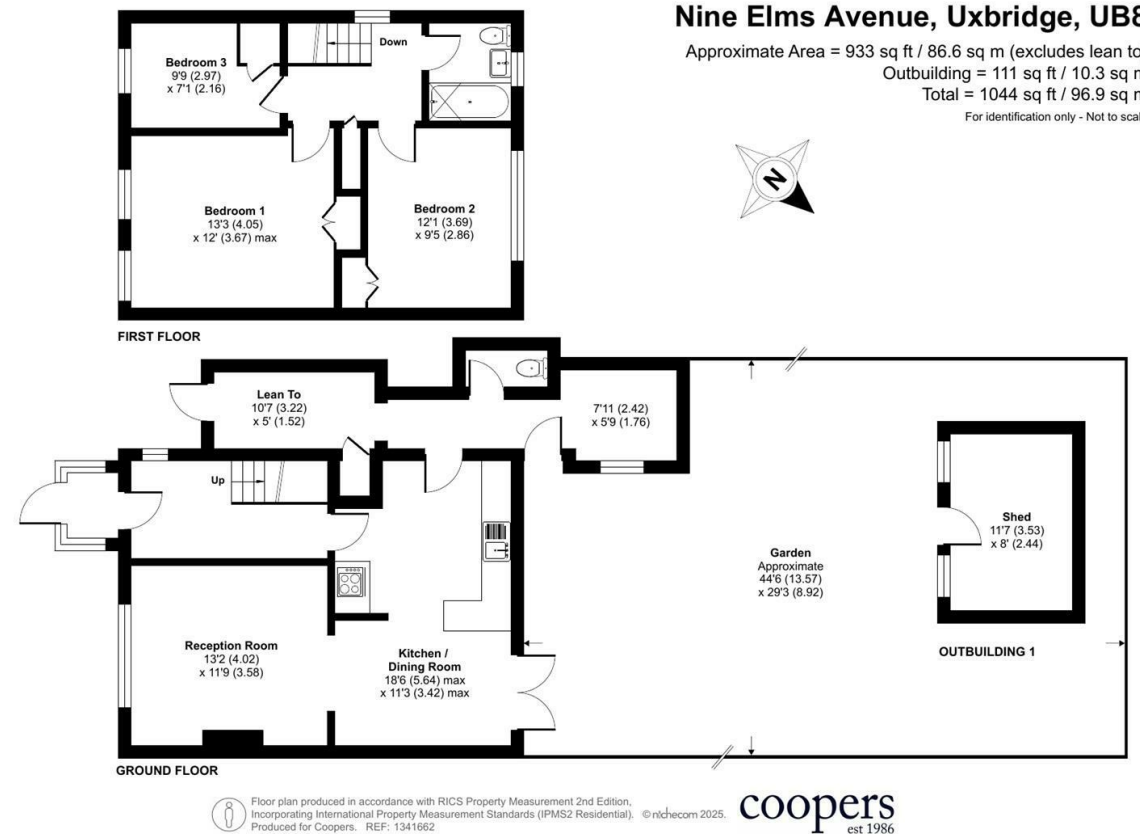
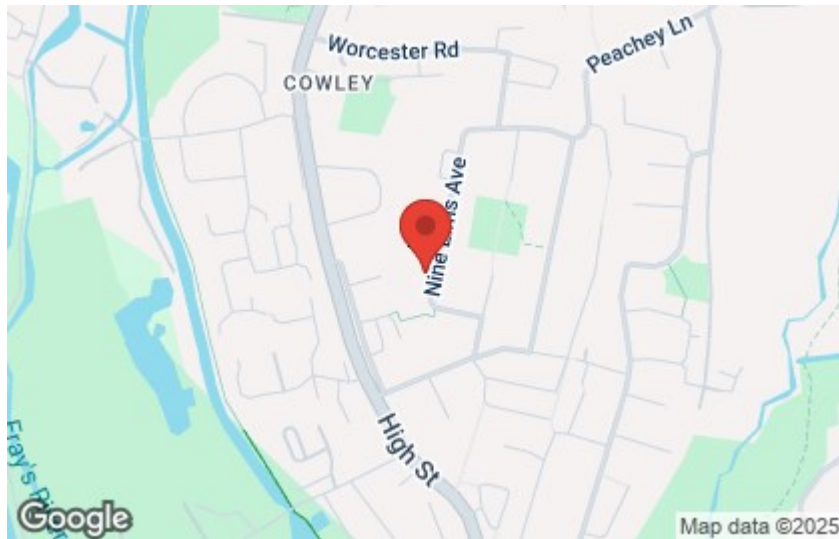
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
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.