

ALLDAY
& MILLER



Nine Elms Avenue, Uxbridge, UB8 3TL
£535,000

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- Three Double Bedrooms
- Loft Room/ Bedroom
- Off Street Parking
- Near To Well Regarded Schools
- Extended
- 18 Ft Kitchen Breakfast Room
- Large Outhouse
- Ground Floor W.C.
- 1549 Sq Ft/ 143 Sq M
- Good Condition Throughout

Description

This well-maintained and spacious 3-bedroom family home offers a perfect blend of comfort and convenience.

Upon entering, a welcoming hallway leads to a bright, modern living room, recently updated with new flooring and a bay window. The spacious 18ft fitted kitchen flows into a light-filled conservatory/dining area, perfect for entertaining or family meals, plus a separate downstairs toilet and office.

The first floor features two generous double bedrooms along with a modern family bathroom.

On the second floor, a spacious landing with built-in shelving leads to the third double bedroom with skylights.

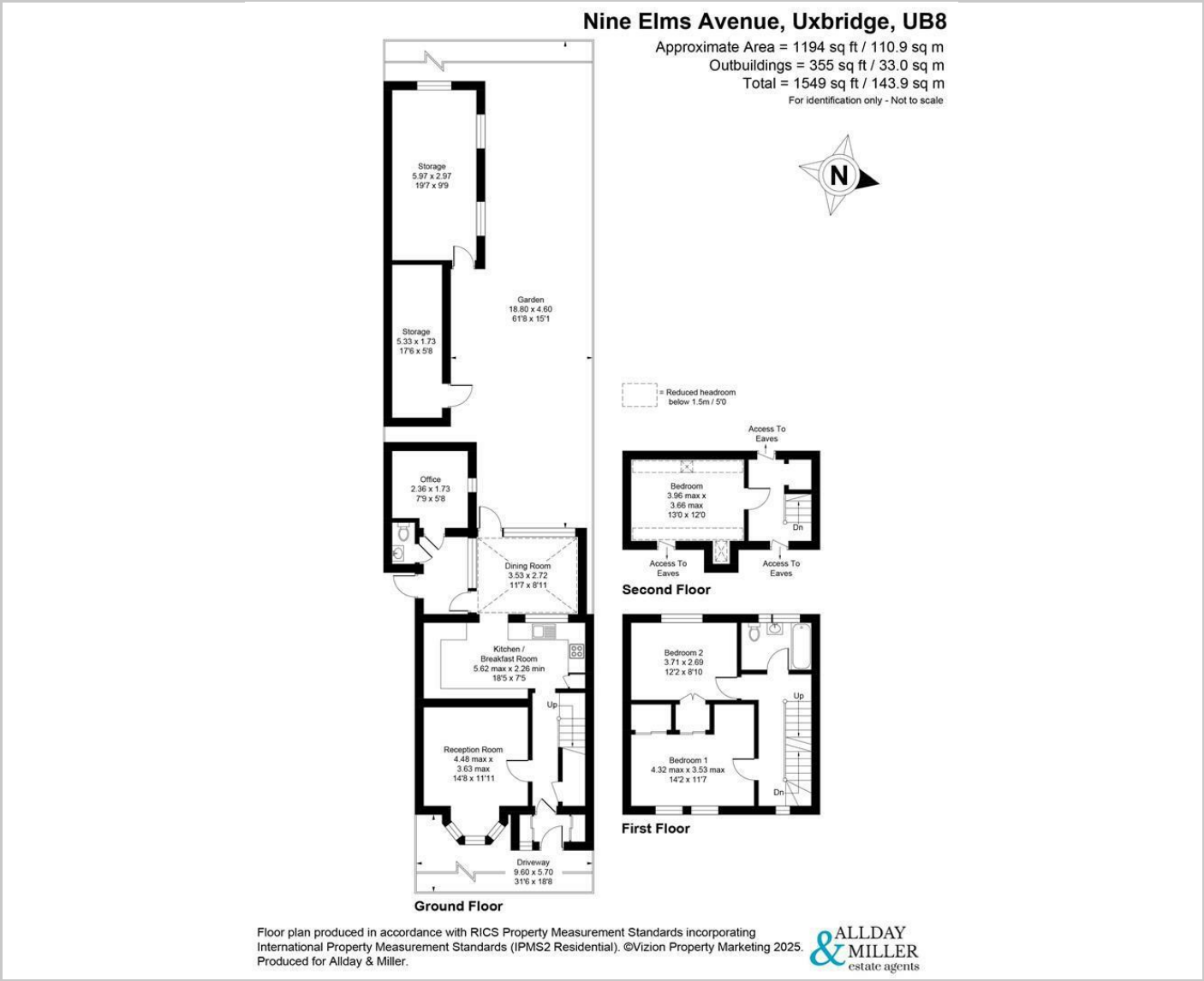
Outside, the front boasts a large private driveway. To the rear is a large private garden and two versatile outbuildings, both with electricity. Thermal solar panels are also installed, providing hot water throughout the summer months.

Situation

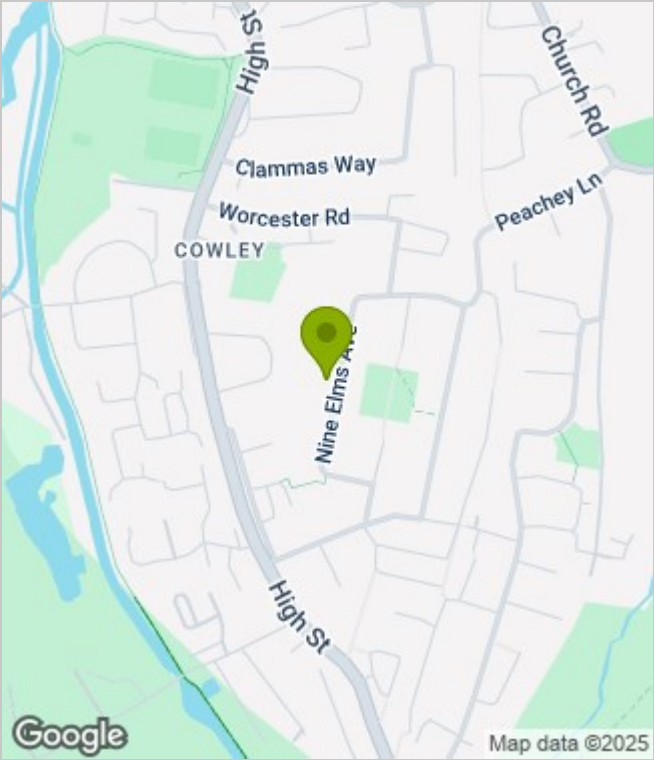
Nine Elms Avenue situated just a short drive from Uxbridge town centre with its variety of local shops, restaurants, bars, takeaways, gyms and a cinema. West Drayton high street is also close by with the Elizabeth line giving several links to Central London and the surrounding areas. Brunel University, Stockley Business park, Hillingdon hospital are within a short distance. The area is also served by a number of highly regarded school including Whitehall junior school and Uxbridge High school.



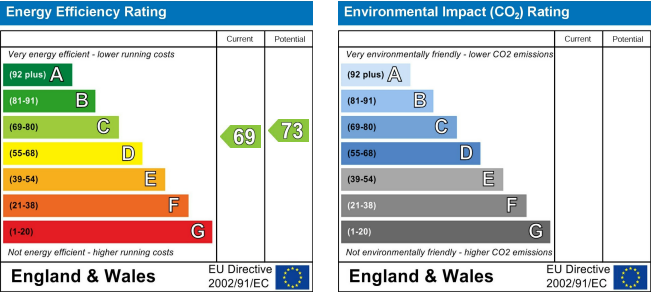
Floor Plans



Area Map



Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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