

Nine Elms Avenue

Uxbridge • Middlesex • UB8 3TJ

Guide Price: £620,000



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Nestled on the desirable Nine Elms Avenue in Uxbridge, this stunning semi-detached house offers a perfect blend of modern living and spacious comfort. With four well-proportioned bedrooms, this property is ideal for families seeking a welcoming home. Features include a generous garden space, open plan kitchen/living area, contemporary bathroom and spacious dining area. Externally, the property benefits from a private garden with a large patio area, as well as a driveway providing off-street parking.

Semi-detached house

Four well-proportioned bedrooms

Modern interior throughout

Open plan kitchen/living area

Spacious garden with patio area

Contemporary bathrooms

Driveway providing off-street parking

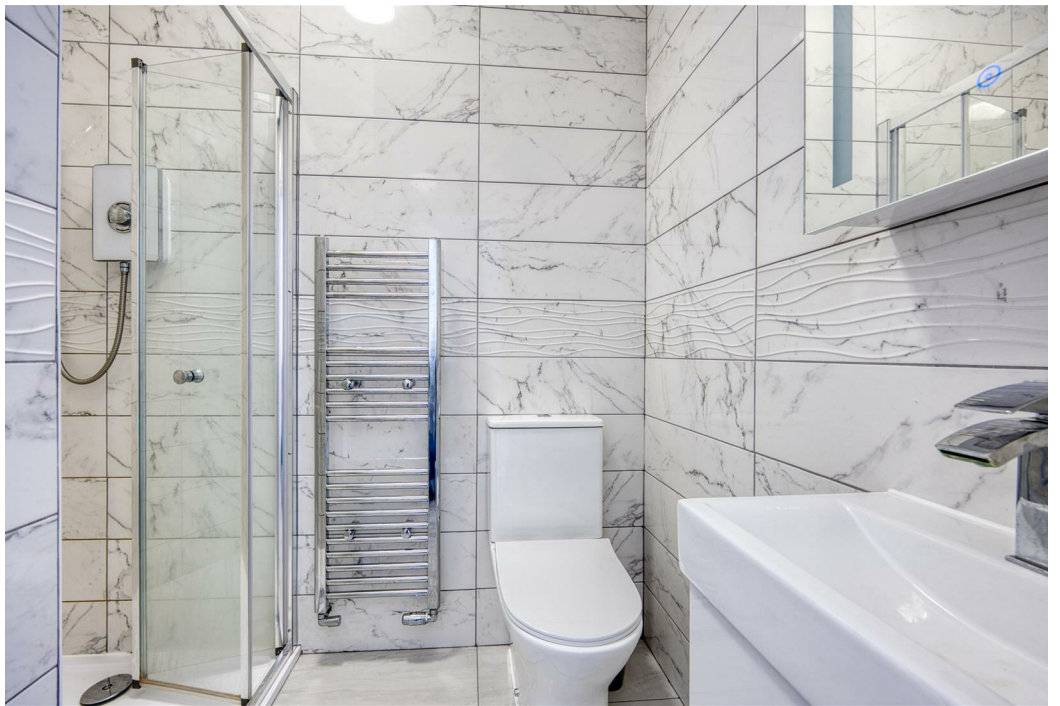
Close proximity to Uxbridge Town Centre

Highly regarded schools nearby

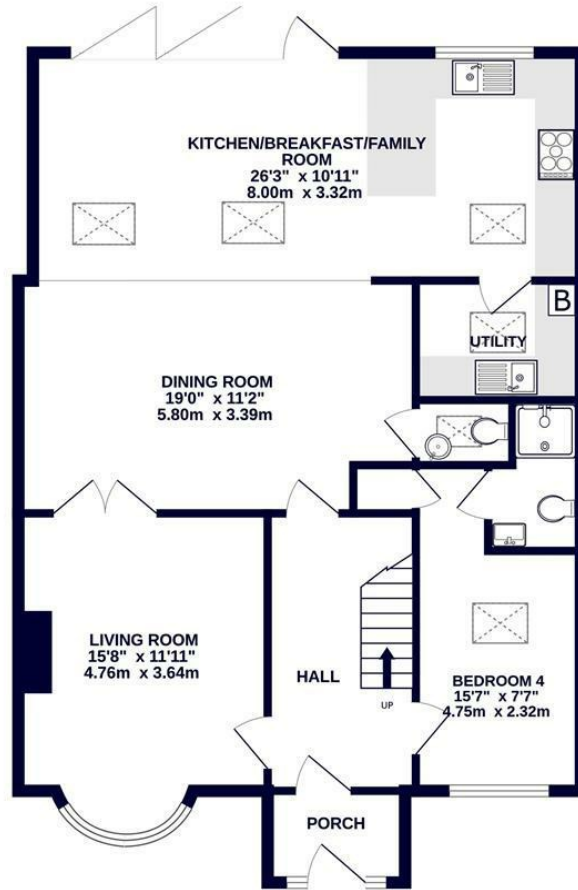
Easy access to A40 / M25

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.

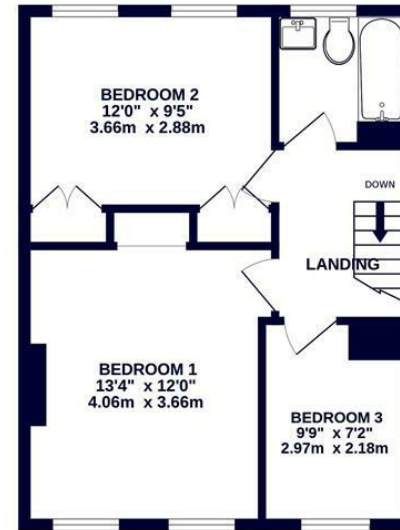




GROUND FLOOR
978 sq.ft. (90.8 sq.m.) approx.



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



TOTAL FLOOR AREA: 1422 sq.ft. (132.1 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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1 Vine Street, Uxbridge,
Middlesex, UB8 1QE
us@coopersresidential.co.uk

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Energy Efficiency Rating		Current	Target
Best energy efficient - lower running costs (Low energy A)			
(Low energy B)			
(Medium energy C)			
(Medium energy D)			
(Medium energy E)			
(Medium energy F)			
(Low energy G)			
Not energy efficient - higher running costs			
England & Wales		EPC 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.