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Nine Elms Avenue, Uxbridge, UB8 3TL  
£520,000





**Nine Elms Avenue, Uxbridge, UB8 3TL**

**£520,000**

- 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

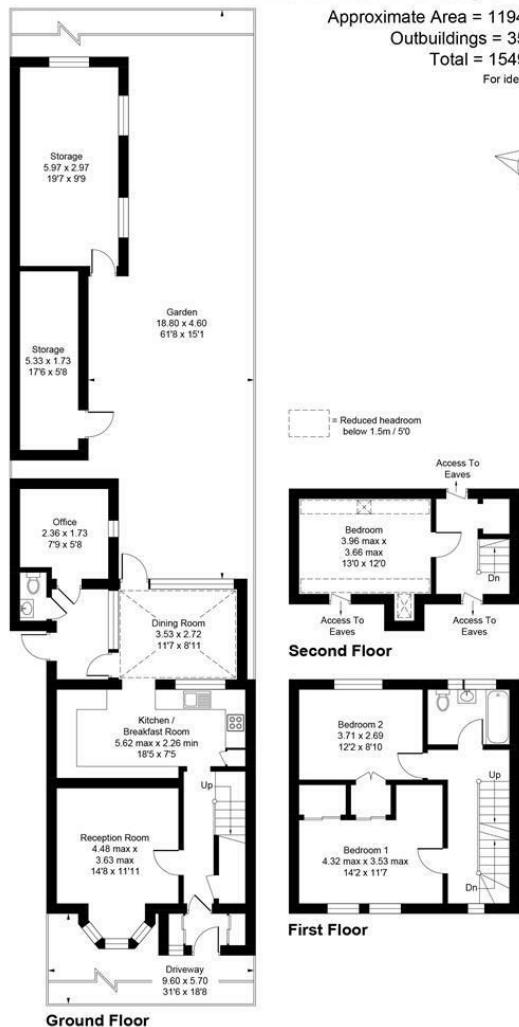
Nine Elms Avenue situated just a short drive from Uxbridge town centre with its variety of local shops, restaurants, bars, takeaways, gyms and a cinema. West Drayton high street is also close by with the Elizabeth line giving several links to Central London and the surrounding areas. Brunel University, 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

### Nine Elms Avenue, Uxbridge, UB8

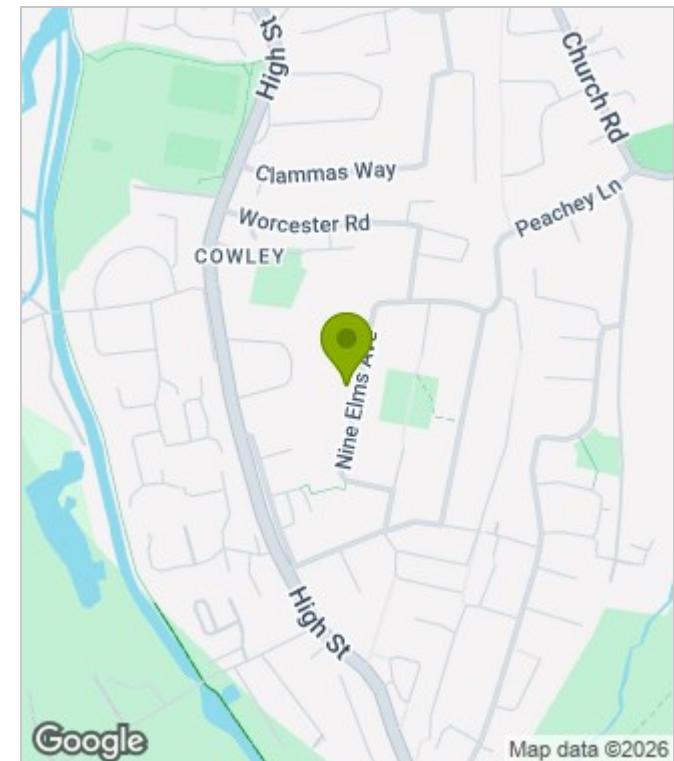
Approximate Area = 1194 sq ft / 110.9 sq m  
 Outbuildings = 355 sq ft / 33.0 sq m  
 Total = 1549 sq ft / 143.9 sq m  
 For identification only - Not to scale



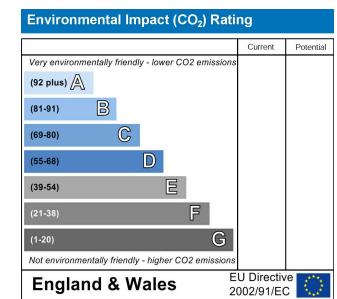
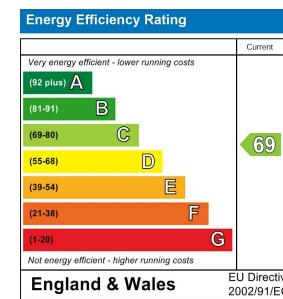
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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## Area Map



## Energy Performance Graph



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