



## Nine Elms Avenue, Uxbridge, UB8 3TJ

- Terraced House
- Modern 3-Piece Bathroom
- Modern Kitchen/Dining Room
- Unfurnished
- Close to Local Amenities, Schools & Transport Links
- Three Spacious Bedrooms
- Separate Reception Room
- Available Immediately
- Own Driveway
- EPC Rating: C/Council Tax: D

**£2,350 Per Month**

**HUNTERS®**  
HERE TO GET *you* THERE

# Nine Elms Avenue, Uxbridge, UB8 3TJ

## DESCRIPTION

Situated in a sought-after residential location, Nine Elms Avenue, is a well-presented terraced house offering spacious and modern accommodation throughout. The property comprises three spacious bedrooms, providing ample space for families or professional sharers. The home features a modern three-piece bathroom, finished to a contemporary standard.

On the ground floor, there is a separate reception room, ideal for relaxing or entertaining guests, along with a bright and spacious modern kitchen/dining room offering plenty of storage and dining space.

To the rear, the property boasts a large private garden, perfect for outdoor enjoyment, which also benefits from additional storage space. Externally, the home further benefits from its own driveway, providing convenient off-street parking.

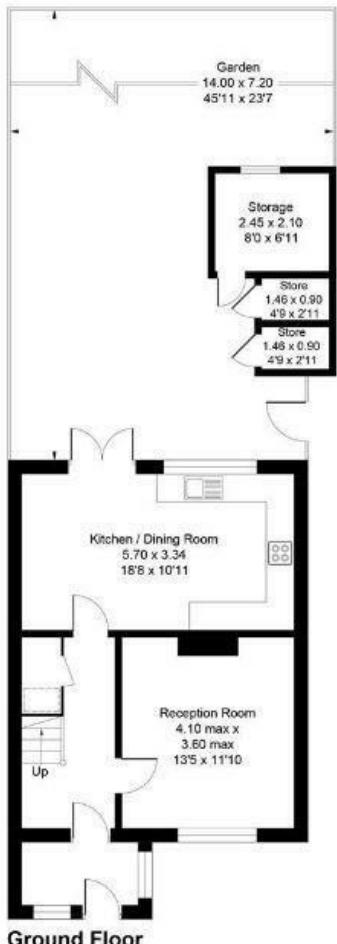
Offered unfurnished and available immediately, this property is ready for new tenants to move straight in. Ideally located close to local amenities, reputable schools, and excellent transport links, this home is perfectly suited for families and commuters.

Early viewing is highly recommended.

EPC Rating: C/Council Tax: D







**Nine Elms Avenue, UB8**  
 Approximate Area = 1007 sq ft / 93.5 sq m  
 Outbuildings = 88 sq ft / 8.2 sq m  
 Total = 1095 sq ft / 101.7 sq m  
 For identification only - Not to scale



N

Up

= Reduced headroom below 1.5m / 5'0"

First Floor

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

### Viewings

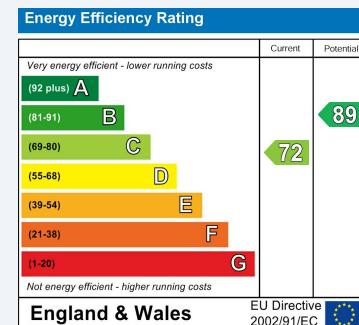
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.