

Manor Waye

Uxbridge • Middlesex • UB8 2BE
Guide Price: £575,000



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This well presented semi-detached home is located on the sought after Manor Waye in Uxbridge, offering spacious and versatile accommodation. The property features three well proportioned bedrooms, two bathrooms, a generous kitchen and dining area, and a comfortable lounge ideal for everyday living. Outside, there is a private rear garden perfect for relaxing or entertaining, along with the benefit of off street parking. Situated within walking distance of Uxbridge town centre, the property enjoys excellent access to shops, transport links and amenities. Offered chain free, this home presents an excellent opportunity for a smooth and straightforward purchase.

Semi detached house

Three bedrooms

Two bathrooms

No onward chain

Off street parking

Large private garden

1376 sqft

Close to well regarded school

Great local transport

Walking distance to Uxbridge Town Centre

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.

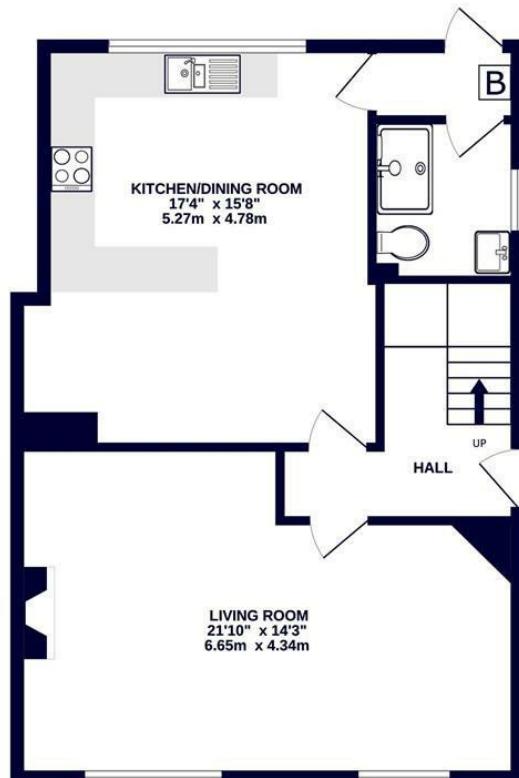




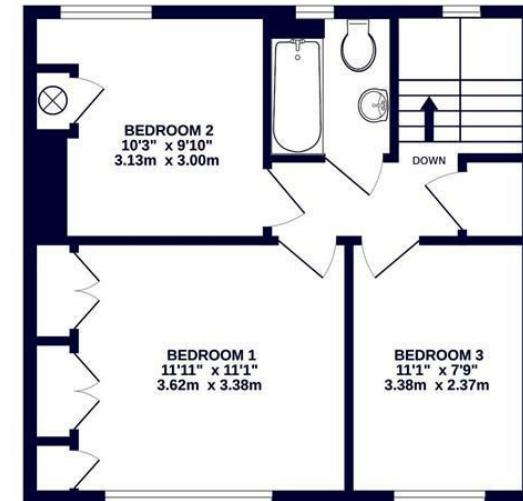
OUTBUILDING
276 sq.ft. (25.7 sq.m.) approx.



GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1376 sq.ft. (127.8 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
201410 A	
201411 B	
201412 C	
201413 D	
201414 E	
201415 F	
201416 G	
More energy efficient - higher running costs	
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.