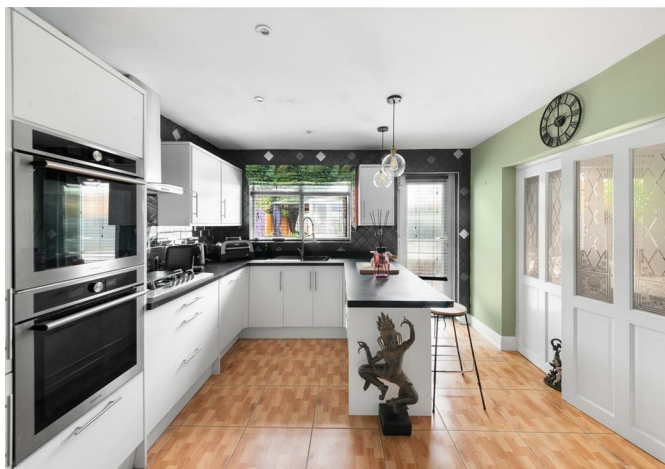


ALLDAY
& MILLER



Manor Waye, Uxbridge, UB8 2BQ
£550,000

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Manor Way, Uxbridge, UB8 2BQ

£550,000

- Three Bedroom Extended House
- Large Rear Garden
- Walking Distance to Uxbridge High Street
- Short Drive to A40/M4/M25
- Large Rear Garden Perfect for Outside Dining & Entertaining
- Off Street Parking for Multiple Vehicles
- Nearby to Highly Regarded Schools
- 1081 Sq Ft / 100.4 Sq M
- Close to Uxbridge Station
- One Bedroom Fully Equipped Annexe

Description

This attractive three bedroom home offers versatile accommodation.

The ground floor offers a spacious reception/dining room, creating a comfortable setting for relaxing. The well-appointed kitchen is fitted with a range of units and provides ample workspace, with access to the rear garden.

To the first floor are three well-proportioned bedrooms, together with a separate WC.

Externally, the property benefits from a private driveway to the front, offering off-road parking, while the rear garden provides a private outdoor space perfect for outdoor dining.

A further benefit is a fully equipped one bedroom annexe which is located in the rear garden.

Situation

Situated in a popular and highly convenient residential location, this well-positioned home is within easy walking distance of Uxbridge town centre, offering an excellent range of shops, restaurants, cafés, leisure facilities and The Chimes and Pavilions shopping centres. The property is particularly attractive for families, being close to a number of highly regarded schools including St Andrew's C of E Primary School, Whitehall Infant and Junior Schools, Hermitage Primary School and Uxbridge High School. Uxbridge Underground Station, served by the Metropolitan and Piccadilly Lines, is within easy reach and provides direct links into Central London, whilst excellent road connections via the M40, M25 and M4 make commuting straightforward. The property also benefits from proximity to Brunel University, local parks, recreational facilities and Heathrow Airport, making it an ideal choice for families, professionals and investors seeking a home in one of Uxbridge's most convenient and well-connected locations.



Manor Waye, UB8
Approximate Area = 1081 sq ft / 100.4 sq m
For identification only - Not to scale

The floor plan consists of two parts: a Ground Floor and a First Floor. The Ground Floor is a large rectangular space with a thick black border. It includes a Garden at the top (20.73 x 8.92, 68'0 x 29'3), a Kitchen (4.79 min x 3.63 max, 15'9 x 11'11) with a sink and stove, a Reception / Dining Room (7.98 max x 3.61 max, 26'2 x 11'10) with a fireplace, a bathroom, and a toilet. A staircase labeled 'Up' leads to the First Floor. A dashed line indicates the property extends to 9.11 x 29'11. The First Floor is a smaller rectangular space with a thick black border. It includes two Bedrooms: one (4.68 max x 3.80 max, 15'4 x 12'6) and another (3.56 max x 3.41 max, 11'8 x 11'2). A staircase labeled 'Dn' leads back to the Ground Floor. A legend indicates that a dashed line represents 'Reduced headroom below 1.5m / 5'0'. A north arrow is located in the top right corner.

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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A map of the Uxbridge High School area. The map shows several roads: Cowley Rd, Hillingdon Rd, Churchill Rd, Whitehall Rd, Derby Rd, Walford Rd, Chiltern View Rd, The Greenway, and Uxbridge High School. A green location pin is placed on Whitehall Rd, near the intersection with Hillingdon Rd. The map is credited to Google and has a copyright notice for 2026.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		72	80	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>	
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC	

 www.alldayandmiller.co.uk

192 High Street, Uxbridge, Middlesex, UB8 1LB

T: 01895 641 000 | **E:** sales@alldayandmiller.co.uk

T: 01895 379 549 | **E:** lettings@alldayandmiller.co.uk