



- Two / Three bedroom townhouse
- No onward chain
- Huge potential to modernise
- Off street parking

84b Manor Way, Uxbridge, Middlesex, UB8 2BH

Guide Price £450,000

Offered to the market with the added benefit of no onward chain, this spacious two/three-bedroom townhouse presents an exceptional opportunity for buyers looking to modernise and create a superb family home. Well maintained and presented in clean and tidy order throughout, the property offers a true blank canvas, allowing the next owner to refurbish and personalise the accommodation to their own individual taste and lifestyle. With generous, versatile living space arranged over three floors and excellent scope to add value, this is an exciting opportunity to acquire a home with tremendous potential in a highly desirable location.



Property Description

PROPERTY

Arranged over three floors, the property offers generous and versatile living accommodation throughout. The ground floor provides flexible space ideal for modern family living, while the upper floors comprise three bedrooms and a family bathroom. The spacious layout lends itself perfectly to contemporary refurbishment, giving purchasers the opportunity to create a home tailored to their individual lifestyle. Although cosmetic updating is required, the property has been exceptionally well kept, offering purchasers the confidence of moving into a home that is neat, tidy and full of potential.

OUTSIDE

The property benefits from a private rear garden, providing an ideal space for outdoor entertaining, family enjoyment or further landscaping to create an attractive outdoor retreat. To the front, there is off-street parking with access to the integral garage, which offers excellent storage and presents exciting potential for conversion into additional living accommodation, such as a home office, family room or utility space, subject to the usual planning permissions and building regulations.

LOCATION

84B Manor Way is ideally positioned within easy walking distance of Uxbridge town centre, offering an outstanding selection of shops, restaurants, cafés, bars and leisure facilities. Uxbridge Underground Station provides Metropolitan and Piccadilly Line services into Central London, making the property ideal for commuters. The property is also conveniently located for Brunel University, Hillingdon Hospital and a number of highly regarded primary and secondary schools, including St Mary's Catholic Primary School and Whitehall Infant and Junior Schools. For those travelling by road, the A40, M40, M4 and M25 motorway network are all readily accessible, with Heathrow Airport only a short drive away.

TENURE

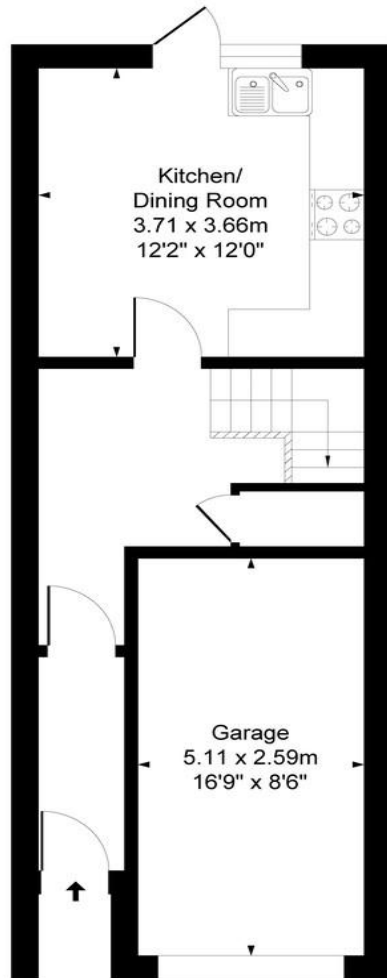
Freehold sale
No Chain
Council tax band: D
EPC rating: D



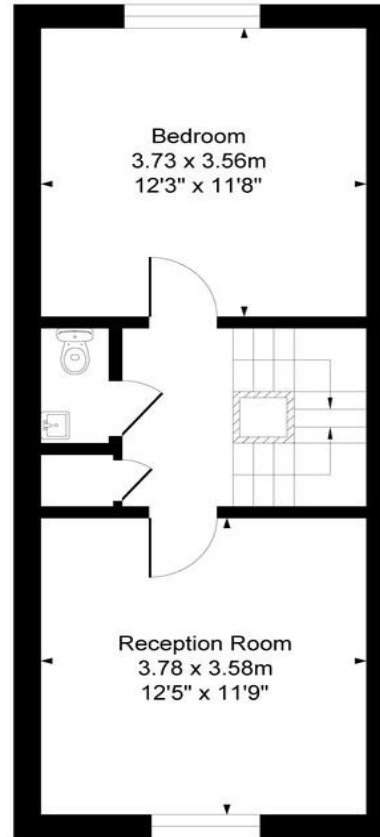


Manor Waye UB8

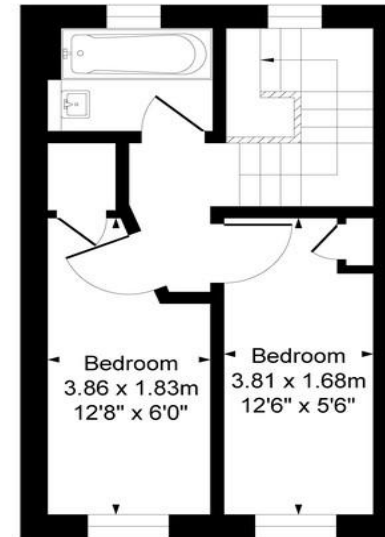
Approx. Gross Internal Floor Area
100.3 Sq M - 1080 Sq Ft



Ground Floor
Approximate Floor Area
435.86 sq.ft
(40.49 sq.m)



First Floor
Approximate Floor Area
398.00 sq.ft
(36.97 sq.m)



Second Floor
Approximate Floor Area
246.00 sq.ft
(22.85 sq.m)



Illustration for identification purposes only, measurements are approximate, not to scale.

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11 Crescent Parade
Hillingdon
UB10 OLG

Uxbridge office
41 Belmont Road
Uxbridge
UB8 1QT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.