

# Manor Waye

Uxbridge • Middlesex • UB8 2BQ  
Guide Price: £610,000



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est 1986

# Manor Way

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This generously proportioned four bedroom, semi-detached home has a stylish interior throughout set in a convenient road in Uxbridge. It is within close proximity to Uxbridge town centre, Uxbridge Station (Metropolitan/Piccadilly), well regarded schools and amenities. There is a large frontage to the house benefitting off street parking for several vehicles and a large well maintained garden to the rear.

Deceptively large semi-detached home

Four double bedrooms

Two reception rooms

Contemporary decor throughout

Two family bathrooms

Large well maintained rear garden

Close to well regarded schools

Council Tax band D

Driveway for several cars

23ft Kitchen/diner

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.





### **Situation**

Manor Way is within walking distance of Uxbridge town centre and its many amenities, including Intu Uxbridge and The Pavilions shopping centres, a number of restaurants and bars, along with its Metropolitan/Piccadilly line station. The area is also well-served with a number of well-regarded schools. The M25/M40 and A40 with their direct links to London and the home counties are just a short drive away.

### **Description**

The accommodation comprises a large entrance hall with the ground floor bathroom and utility room located to the right. There is an inner hall which leads you into living room to the front, bedroom and open plan kitchen/diner. There are two spacious reception rooms, ground floor bedroom and a recently completed extension adding a contemporary open plan kitchen and dining space with doors leading into the garden. To the first floor are a further three double bedrooms and a sizeable family bathroom. A fantastic family home to move straight into.

### **Outside**

To the front of the property is a large paved driveway, providing plenty of off-street parking. To the rear is a spacious, well-presented garden benefitting from a perfectly manicured lawn and patio area closest to the house. The garden is not overlooked giving you a real sense of privacy.





### Schools:

St Andrews C of E Primary School 0.2 miles  
Whitehall Infant School 1.0 mile  
Uxbridge High School 0.8 miles



### Train:

Uxbridge Station 0.9 miles  
Hillingdon Station 1.4 miles  
West Drayton Station 3.4 miles



### Car:

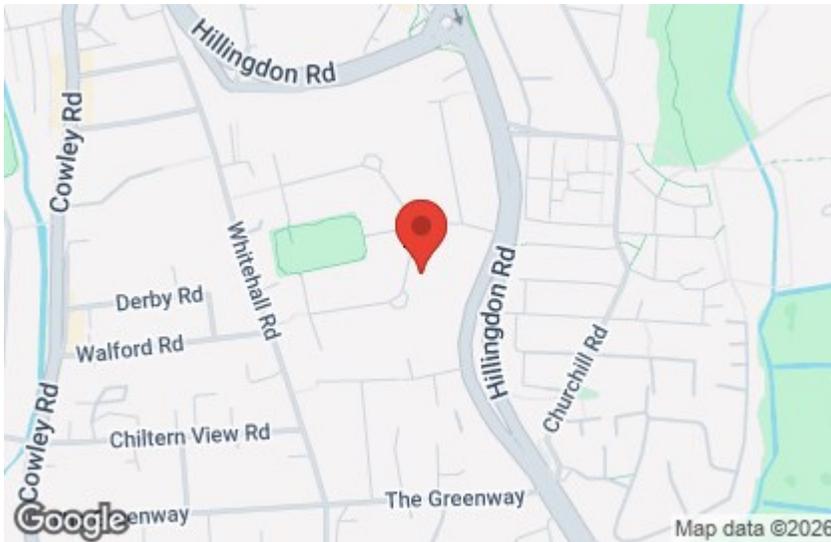
M4, A40, M25, M40



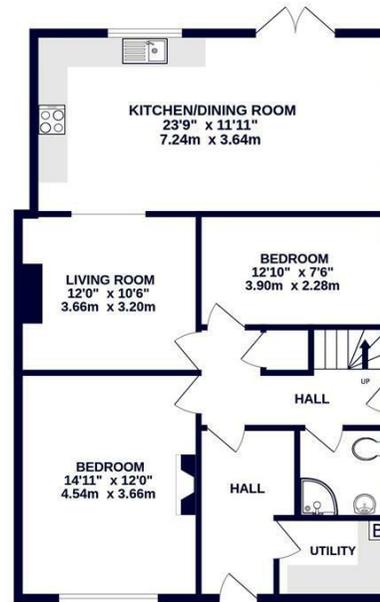
### Council Tax Band:

D

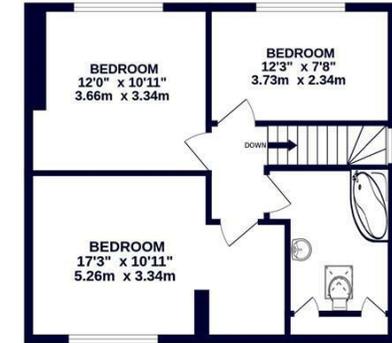
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1424 sq.ft. (132.3 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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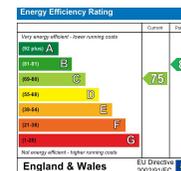


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