



Manor Waye, Uxbridge, UB8 2BQ

- Two Bedrooms
- Large Reception Room
- Three Piece Bathroom
- Rear Garden
- EPC Rating C
- Terraced House
- Fitted Kitchen
- Off Street Parking
- Close Proximity to Uxbridge Town Center
- Great Opportunity for First Time Buyers

Asking Price £435,000

HUNTERS®
HERE TO GET *you* THERE

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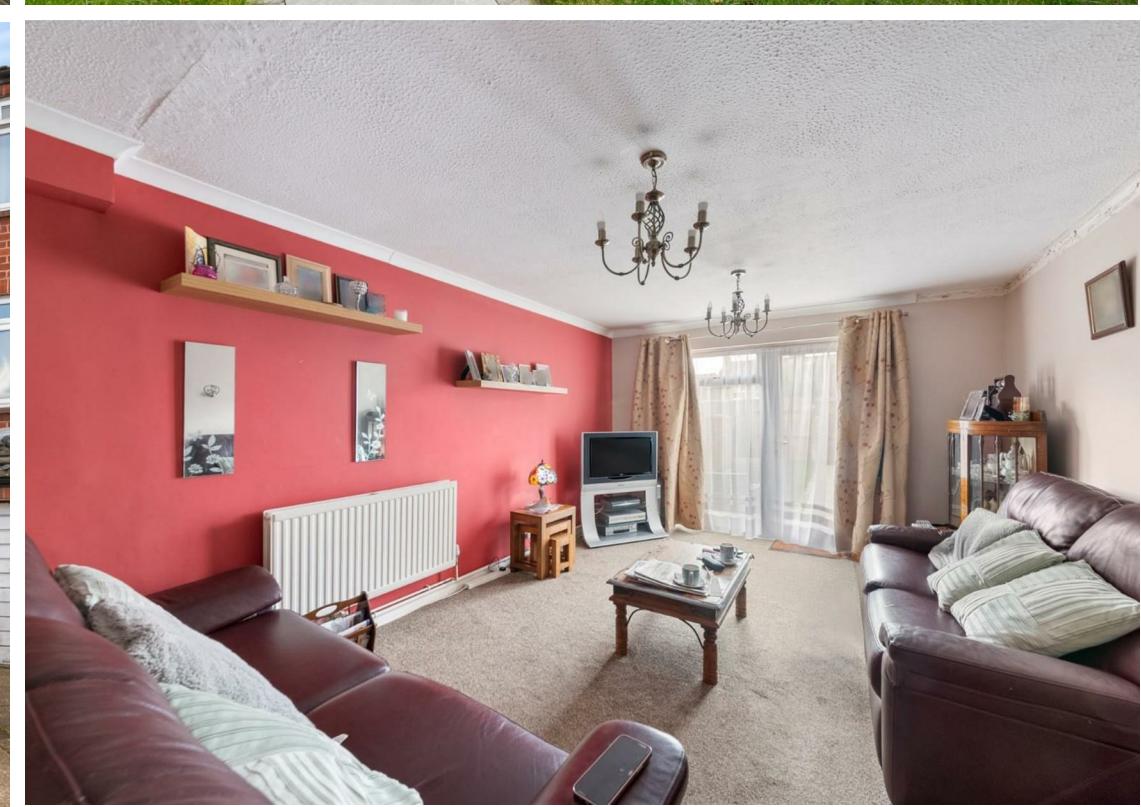
DESCRIPTION

Brought to the market in Manor Waye, Uxbridge is this well presented, two bedroom terraced home situated within close proximity to Uxbridge Town Center. The property is a great opportunity for first time buyers looking to step onto the property ladder and provides spacious accommodation throughout.

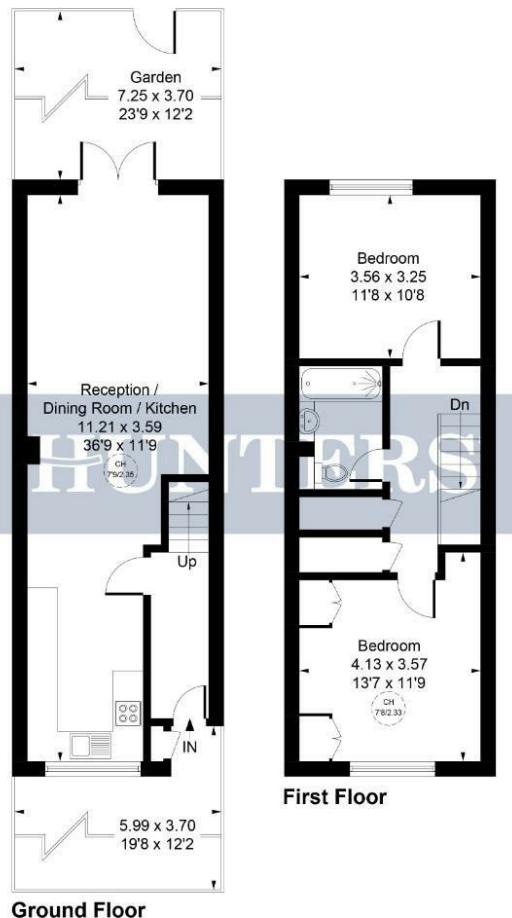
The property comprises entrance hall, large open plan reception room, fitted kitchen, two well sized bedrooms, three piece bathroom suite and ample storage throughout the property. Outside, the property has off street parking for one vehicle along with a low maintenance rear garden.

Manor Waye 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.





Approximate Gross Internal Area
80.55 sq m / 867 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Produced for Hunters

Viewings

Please contact 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.