

Lacey Grove

Uxbridge • Middlesex • UB10 0FR

Guide Price: £580,000



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est 1986

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This three bedroom semi detached home with its own drive to garage is situated on the popular St Andrew's Park in Uxbridge. The property offers a flexible floorplan whilst also benefitting a relaxing feel of parkland surroundings whilst not compromising on location being a short walk from Uxbridge Town Centre with its amenities and Uxbridge tube station with fantastic links into Central London.

Three bedroom house

Semi detached

St Andrew's Park Development

Completed in 2014

Two bathroom suites

Driveway

19ft garage

Conservatory

Well maintained garden

Walking distance to Uxbridge Station

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.





Location

The new modern community of St Andrew's Park will benefit from the very best of town and countryside in a leafy yet central location. The development benefits from a large public park, the brand new John Locke Academy and is still just a short walk from Uxbridge High Street and all its amenities.

Property

Lacey Grove is made up of just four houses and provides an exclusive opportunity to occupy an address within the ultra contemporary community of St Andrew's Park, Uxbridge. Enjoying a green and leafy outlook this modern three bedroom semi detached home comprises hallway, 17ft lounge/diner with large storage cupboard, 10ft luxury fitted kitchen and completing the ground floor is a large shower room. To the first floor is the landing area with large storage cupboard, 12ft master bedroom, 11ft second bedroom, 14ft third bedroom and family bathroom.

Outside

To the front of the property there is a driveway that leads to a 19ft garage, which provides access to the rear garden which benefits from patio leading to lawn.





Schools:

Uxbridge High School 0.3 miles
ACS Hillingdon International School 1.5 miles
The John Locke Academy 0.9 miles



Train:

Uxbridge Station 0.9 miles
Hillingdon Station 2.3 miles
West Drayton Station 3.0 miles



Car:

M4, A40, M25, M40



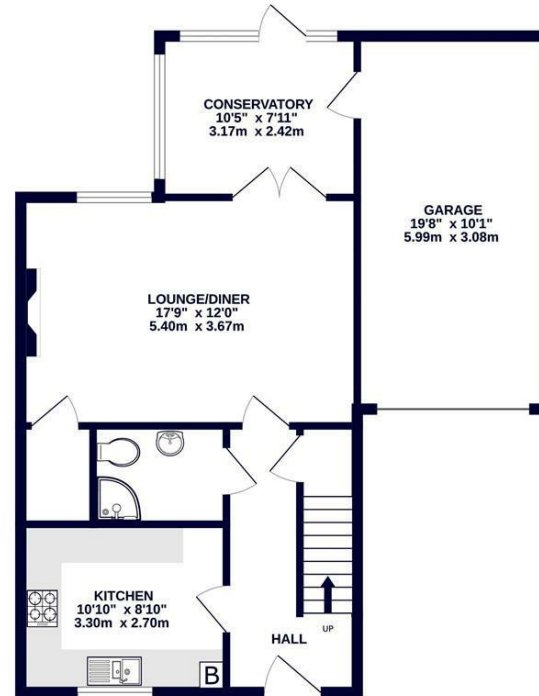
Council Tax Band:

E

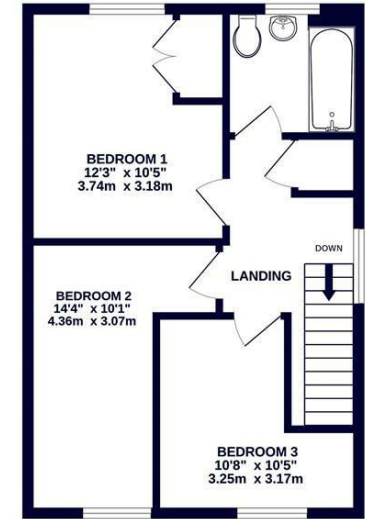
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

England & Wales
EPC 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.