

Lawrence Grove

Uxbridge • Middlesex • UB10 0FF

Guide Price: £610,000



coopers
est 1986

Lawrence Grove

Uxbridge • Middlesex • UB10 0FF

This attractive home on the St Andrew Park development in Uxbridge is a modern, high specification semi-detached home. The property boasts sleek, contemporary interiors with state of the art technology, including impressive smart home features. It offers spacious living areas, a well designed kitchen, luxurious bathroom. Located in a desirable area, it combines comfort and convenience with stylish, cutting edge design. Perfect for those seeking a high-tech, family friendly home.

Nestled on a private road between two cul-de-sacs in a sought-after exclusive estate, this peaceful and private home offers the perfect setting for modern and sustainable living.

Three bedroom semi detached home

High specification finishes throughout

Generous reception/dining room with large windows and garden access

Smart home technology integrated for enhanced convenience

Ground floor WC

Contemporary kitchen with modern appliances

Spacious garage, off street parking and EV charger

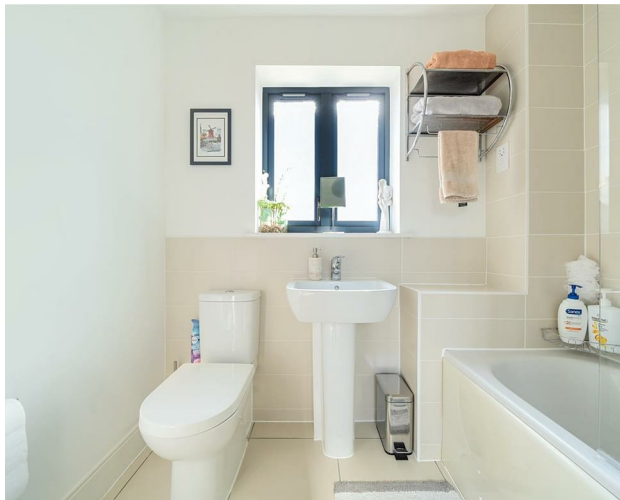
Large south facing garden

Desirable location in Uxbridge

Equipped with five solar panels

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.





Property

Upon entering the property, you are greeted by a welcoming hallway leading directly to the well proportioned kitchen on the left, featuring sleek, modern finishes. The kitchen is equipped with high-quality appliances, including a Samsung XL fridge/freezer, Bosch gas stove, Electrolux double ovens, and more. Continuing through the ground floor, you'll find a generously sized reception and dining room, a perfect space for entertaining or relaxing with family. Natural light floods the room through large windows, with direct access to the garden via patio doors, ideal for seamless indoor/outdoor living. Heading upstairs (IR-sensored LED staircase lighting) the first floor comprises three well appointed bedrooms. The primary bedroom provides ample space for a king-size bed and generous built-in wardrobes, while the second and third bedrooms are equally spacious with flexibility for various furniture arrangements. Ready for future potential, the home has a pre-piped guest bathroom on the ground floor, an expansion ready loft, high-tech features and stylish design making this an exceptional home.

Location

St. Andrews Park is within close proximity of Uxbridge Station in the High Street, which is on both the Metropolitan and Piccadilly Lines. Central London is approximately 45 minutes away. Uxbridge town centre has two shopping centres, a bustling High Street and a choice of cafes, bars and restaurants. Just outside the development in Hillingdon Road is a bus stop, providing excellent links to the local area. The primary school, the John Locke Academy, is an integral part of St. Andrew's Park, as is the 37 acre Dowding park.

Outside

The expansive south-facing rear garden offers a private oasis with a well manicured lawn and plenty of room for outdoor activities and al fresco dining. In addition there is a spacious garage with a bespoke workbench, loft storage, and driveway parking. The house is equipped with five solar panels (1.25 kW capacity), a smart meter, and a high-end Anderson EV charger that optimizes solar energy use, making it ideal for electric vehicle owners.



Schools:

Uxbridge High School 0.2 miles
John Locke Academy 0.5 miles
St Mary's Catholic Primary School 0.8 miles



Train:

Uxbridge Station 0.6 miles
Hillingdon Station 1.3 miles
Ickenham Station 2.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



Lawrence Grove, Uxbridge, UB10

Approximate Area = 981 sq ft / 91.1 sq m
Garage = 203 sq ft / 18.8 sq m
Total = 1184 sq ft / 109.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Coopers. REF: 1196971



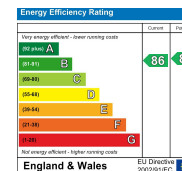
coopers
est 1986

01895 257 566

1 Vine Street, Uxbridge,
Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk



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.