

Lawrence Grove

Uxbridge • Middlesex • UB10 0FF

Guide Price: £615,000



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est 1986

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Located in the sought after St Andrew's Park area of Uxbridge, this stylish three bedroom mid terrace home blends modern comfort with practicality. It features a spacious reception room, two well appointed bathrooms, and a bright, contemporary interior with generous bedrooms.

A standout feature is the versatile outbuilding in the rear garden, ideal as a home office or gym. Situated on Lawrence Grove, the property offers easy access to local amenities, schools, and transport links, making it ideal for families and professionals.

Three bedroom house

Two bathrooms

Living/dining room with access to garden

Modern kitchen

Outbuilding in back garden

Private back garden

Allocated parking

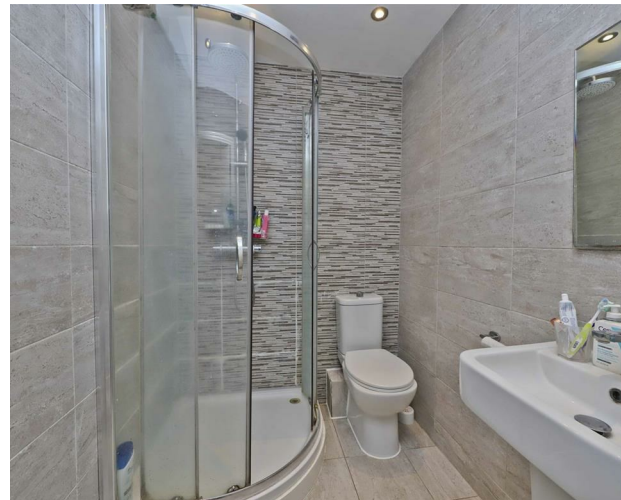
Walking distance to Uxbridge town centre

EPC B

No onward chain

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

Nestled in the highly sought-after St Andrew's Park development, this beautifully presented three-bedroom mid terrace home offers a harmonious blend of modern comfort and practicality. The property features a spacious reception room, two well appointed bathrooms, and a bright, contemporary interior with generously sized bedrooms. The home boasts a fully fitted kitchen with ample storage and worktop space, a large living/dining area ideal for entertaining, and direct access to a private rear garden. The master bedroom includes an en-suite bathroom and fitted wardrobes, while the additional bedrooms provide flexibility for family living or home office use.

Location

Lawrence Grove is ideally situated in St Andrew's Park which is located close to Uxbridge Town Centre, offering easy access to local amenities, schools, and transport links, making it a perfect choice for families and professionals alike. This delightful home presents an excellent opportunity for those seeking a contemporary lifestyle in a vibrant community.

Outside

A standout feature of this property is the large rear garden, perfect for relaxing or hosting guests. It also includes a versatile outbuilding that can be used as a home office, gym, or additional storage, offering flexibility to suit your lifestyle needs.



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



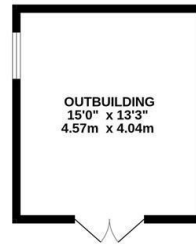
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



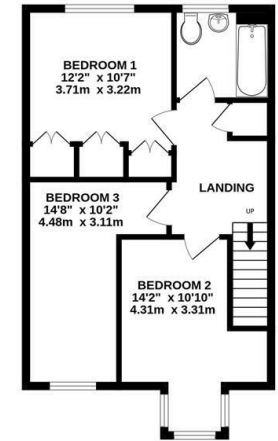
OUTBUILDING
199 sq.ft. (18.5 sq.m.) approx.



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1316 sq.ft. (122.2 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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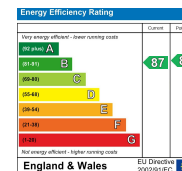
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