# Lawrence Grove

Uxbridge • Middlesex • UB10 0FF Guide Price: £615,000



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## Lawrence Grove

Uxbridge • Middlesex • UB10 OFF

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.

Thee 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 reliec upon as statements of fact. Your attention is drawn to the Important Notice on the last page.













### **Property**

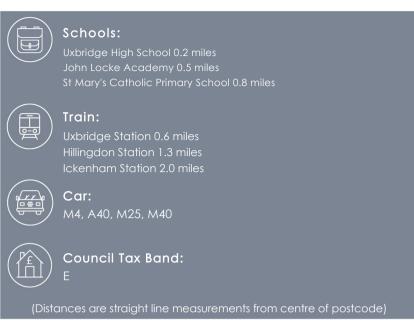
Nestled in the highly sought-after St Andrew's Park development, this beautifully presented three-bedroom mid terrace home offers a harmonious blend of modern comfort and practicality. The property features a spacious reception room, two well appointed bathrooms, and a bright, contemporary interior with 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

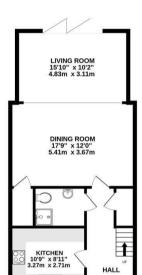
A standout feature of this property is the large rear garden, perfect for relaxing or hosting guests. It also includes a versatile outbuilding that can be used as a home office, gym, or additional storage, offering flexibility to suit your lifestyle needs.



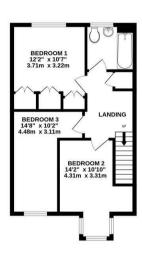


OUTBUILDING 199 sq.ft. (88.5 sq.m.) approx.





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.

White every attempt has been made to susue the accuracy of the fooglan contained here, measurement of doors, windows, rooms and any other tiers are approximate and no exportability is taken for any error, prospective purchaser. The services, systems and applicates shown have not been lested and no guarante as to their operability or efficiency can be given.



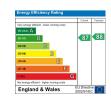


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