

Lawrence Grove

Uxbridge • Middlesex • UB10 0FF

Guide Price: £849,950



coopers
est 1986

Lawrence Grove

Uxbridge • Middlesex • UB10 0FF

A rare opportunity to own an exceptional four-bedroom detached family home in one of Uxbridge's most exclusive private roads in the sought after St Andrew's Park. This stylish, light-filled property has been a serene haven and a beacon of family growth, joy and comfort — and now awaits its next fortunate owners to continue its legacy.

Offering a harmonious balance of contemporary design, prime location, and tranquil outdoor living, this home is one of the largest plots in St Andrew's Park and benefits from approved planning permission, no onward chain, and thoughtful modern features throughout.

Stunning detached family home

- Four well-proportioned bedrooms and three bathrooms
- Spacious garage and ample off-street driveway parking

Modern open-plan kitchen and dining area

Harvey water softener system

Approved planning for rear and full loft extension

High specification finishes throughout

South-facing, landscaped rear garden

Solar panels (approx. £400/year energy contribution)

Town centre location

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

From the moment you step inside, the sense of space and tranquility is undeniable. The wide hallway with immaculate wooden flooring leads to a bright lounge. The hallway also leads to a generous cloakroom, already pre-piped for a shower, ideal for future use as a downstairs bathroom or wet room. At the heart of the home is the modern kitchen and dining area forming the social hub. Rear-facing and designed for everyday comfort, the kitchen is equipped with high-end appliances and quality fittings, while the dining space enjoys natural light from large front-facing windows and easy access to the driveway and garage. Upstairs, a spacious landing connects to four beautifully presented bedrooms, a stylish family bathroom showcasing a feature lit wave-effect tiled wall, a large tub, and a premium Mira rain shower. The principal suite has a luxury en-suite with a vast shower area fitted with a Grohe system.

A large, professionally floored loft, accessible by a landing hatch and fitted ladder, provides generous storage and future potential under existing planning approval.

Location

Set in the highly desirable and peaceful St Andrew's Park just minutes from Uxbridge town centre, this location offers the best of both worlds: calm surroundings and superb connectivity. Moments from Intu and Pavillions shopping centres, High Street amenities, cafe's, and restaurants

- Quick access to Heathrow, M4, M40, A40 & M25
- Walking distance to excellent schools and university: John Locke Academy (Outstanding), ACS International School, Bishopshalt School, Brunel University
- Explore Dowding Park's 37 acres of green space year around, just around the corner
- Close to Hillingdon Hospital and local healthcare facilities

Outside

To the front, contemporary paving with LED lighting and a charming dark grey fence adds curb appeal and a sense of privacy. The wraparound driveway accommodates multiple vehicles and leads to a spacious garage, accessible from both the front and rear of the property. The rear garden is a true sanctuary — a large, south-facing expanse featuring a perfect mix of paved entertaining space and a neatly bordered lawn area, ideal for gatherings, playtime or peaceful reflection. Matching decorative trellis, a secure rear access gate, and premium-quality, maintenance-free, Australian metal fencing complete the space with style, optimal function and privacy.



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:

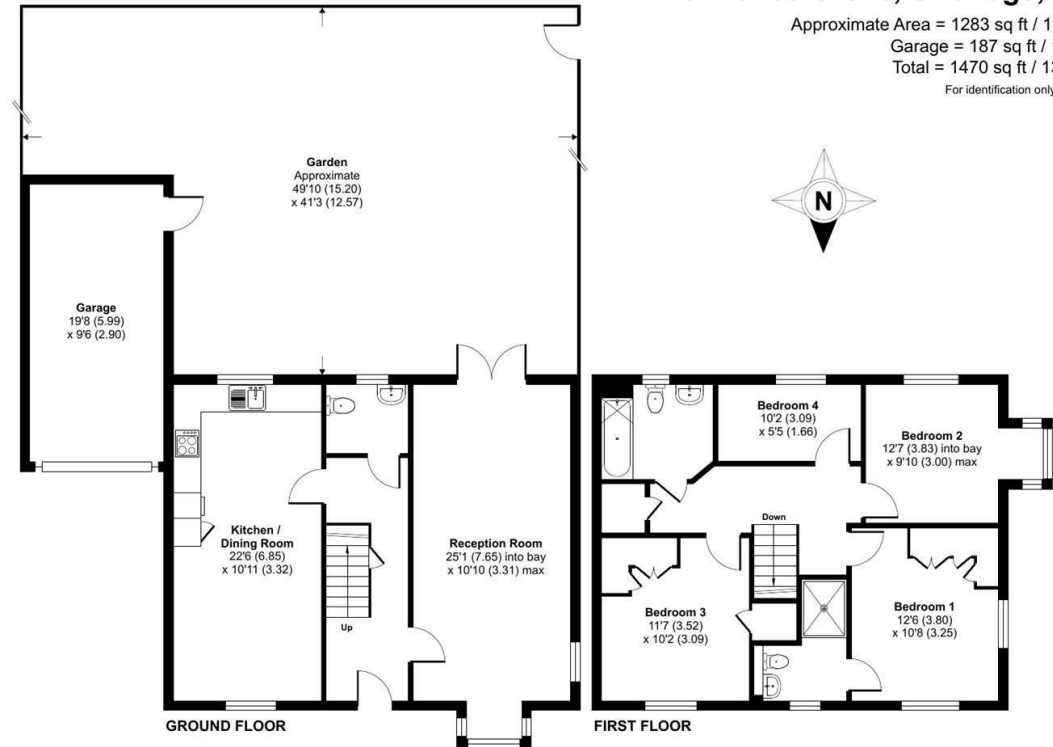
F

(Distances are straight line measurements from centre of postcode)



Lawrence Grove, Uxbridge, UB10

Approximate Area = 1283 sq ft / 119.1 sq m
 Garage = 187 sq ft / 17.3 sq m
 Total = 1470 sq ft / 136.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Coopers. REF: 1335094

coopercs
 est 1986

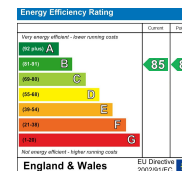
coopercs
 est 1986

01895 257 566

1 Vine Street, Uxbridge,
 Middlesex, UB8 1QE

us@coopercsresidential.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.