





This beautifully renovated four-bedroom, three-bathroom detached home sits on a quiet private road in the highly desirable Lawrence Road, Uxbridge (UB10). Finished to an exceptional standard, it offers bright, spacious living areas, a sleek modern kitchen, and a large garage with ample driveway parking. The property benefits from approved planning permission for both a rear extension and loft conversion, providing excellent scope to expand. Solar panels contribute approximately £400 per year towards energy bills, enhancing its efficiency. Perfectly located close to Uxbridge town centre, residents enjoy easy access to shops, cafés, and transport links via the Metropolitan and Piccadilly lines. The area is known for its excellent schools, including Vyners School and Hillingdon Primary, as well as beautiful nearby parks and green spaces. Offering privacy, style, and superb potential, this is an outstanding family home in a prime location.



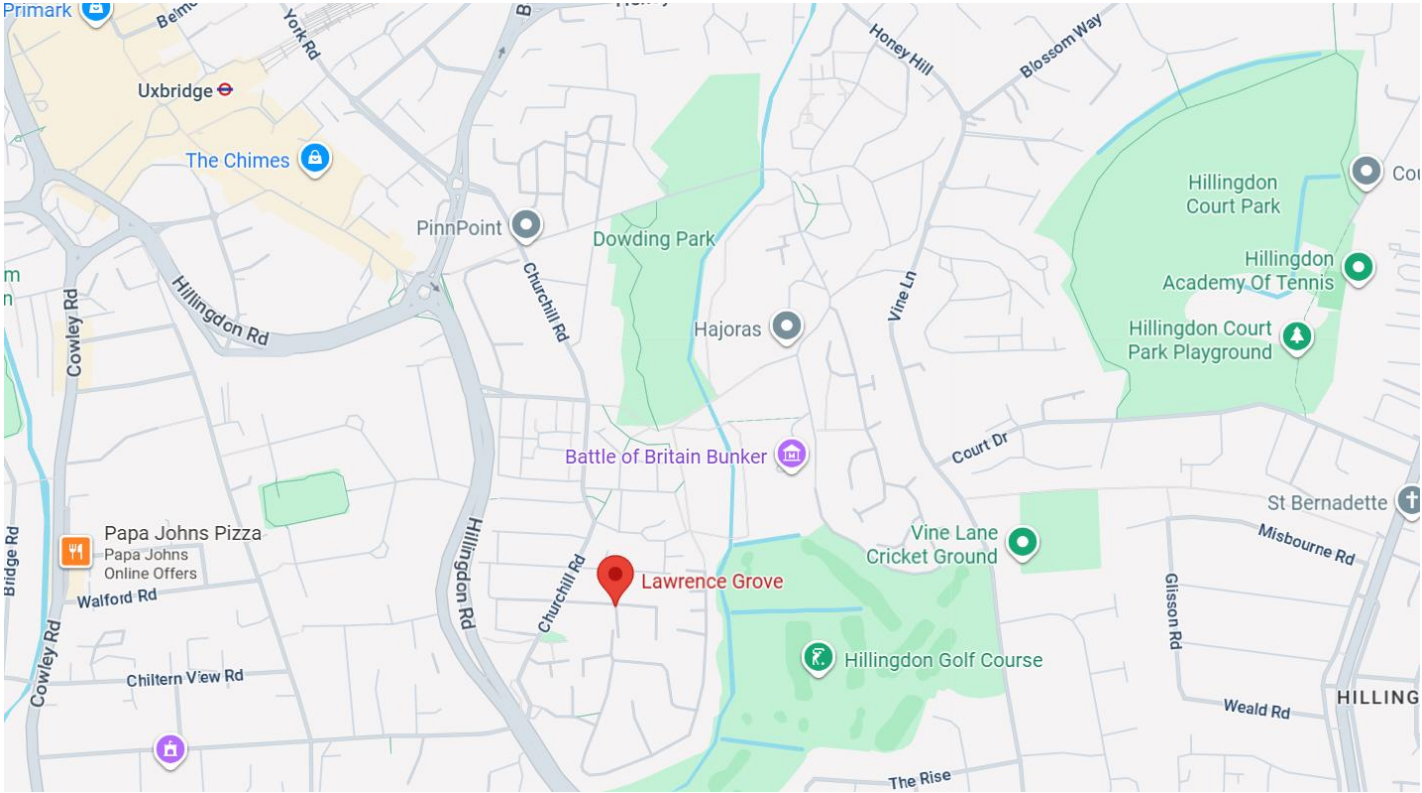
Newly renovated 4-bed, 3-bath detached home on a quiet private road in Uxbridge (UB10).

Modern interiors with spacious living areas and a large garage with driveway parking.

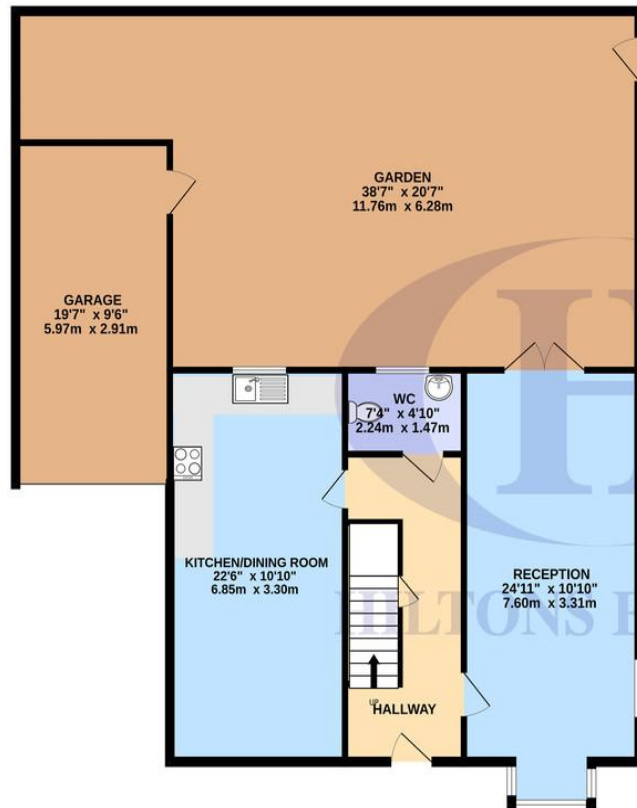
Approved planning for rear and loft extensions.

Solar panels generating about £400/year towards bills.

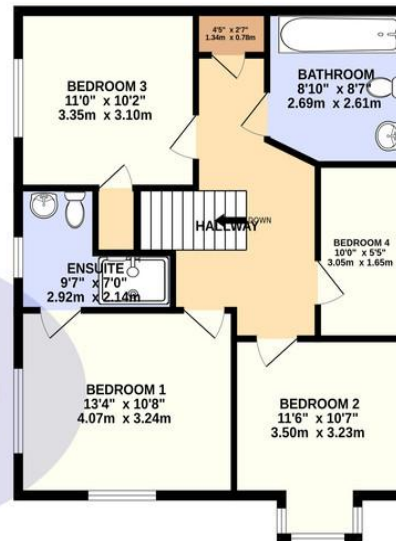
Close to Uxbridge town centre, stations, schools, and parks.



GROUND FLOOR
1522 sq.ft. (141.4 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2200 sq.ft. (204.4 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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