



Lawrence Grove, Uxbridge, UB10 0FF





gibsonhoney

Gibson Honey are pleased to present to the market this bright and deceptively spacious three bedroom, two bathroom terraced family home. Constructed in 2015 and situated in the popular St Andrew's Park Estate, this property briefly comprises; Entrance Hall, fitted kitchen, modern downstairs shower room, living/dining room with patio doors to the rear garden, three bedrooms and family bathroom suite. The property benefits from; Double glazing, gas central heating, loft space and private parking for two vehicles. This property is perfectly positioned for Uxbridge Town centre with its shops, cinema, restaurants and bars, Uxbridge station (Piccadilly and Metropolitan lines) and Brunel University. For the motorist the property is just a short drive away and gives access to the M25/M40/A40.



ENTRANCE HALL

Front aspect door, oak effect laminate flooring, stairs to first floor landing, under stairs storage cupboard, radiator, doors to:

LIVING/DINING ROOM

Rear aspect double glazed window, rear aspect double glazed double doors to rear garden, oak effect laminate flooring, radiator x 2, large storage cupboard.

KITCHEN

Front aspect double glazed window, a range of base and eye level unit with marble worktops, one and a half sink with drainer, cupboard housing boiler, downlighting, four gas hob rings, extractor hood, integrated double oven, heater, space for a range of appliances including dishwasher, washing machine and fridge freezer.

SHOWER ROOM

Tiled flooring, tiled walls, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

FIRST FLOOR LANDING

Hatch to loft space, radiator, storage cupboard, doors to:

BEDROOM ONE

Rear aspect double glazed window, radiator.

BEDROOM TWO

Front aspect double glazed window, radiator.

BEDROOM THREE

Front aspect double glazed window, radiator.

BATHROOM

Rear aspect double glazed frosted window, part tiled walls, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc, shaving point, heated towel rail.

FRONT

Private parking for two vehicles.

REAR GARDEN

Mainly laid to patio, garden shed x 1, green house x 1, panel enclosed fence, side access.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Uxbridge (0.4 Miles) - Metropolitan/Piccadilly

NB

There is an Estate service charge which is approx £250 per annum.

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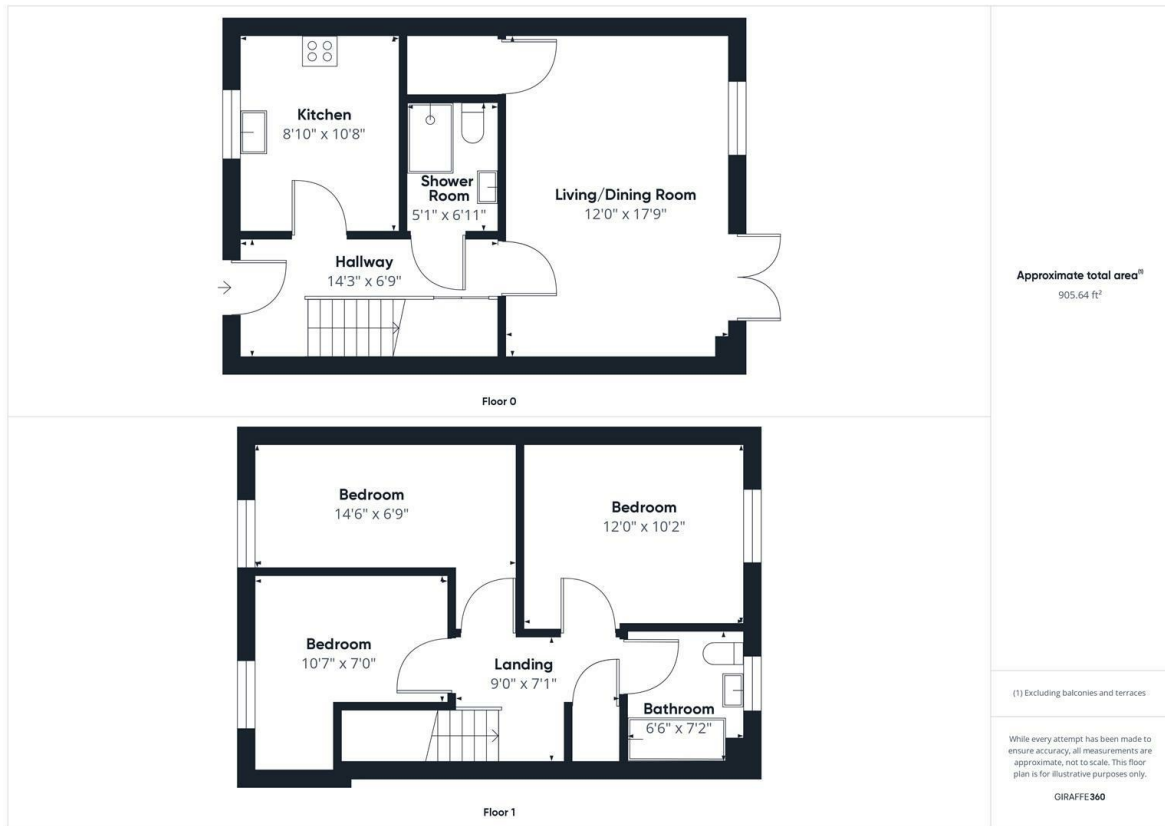


92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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