

# Lawrence Drive

Ickenham • Middlesex • UB10 8RW

Offers In Excess Of: £530,000



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A three bedroom property ideally located close to the heart of Ickenham, within easy walking distance of Ickenham and West ruislip train stations , and well-regarded local schools. This excellent family home comprises an entrance porch and hallway, a spacious lounge/dining room, a well-appointed kitchen, three generously sized bedrooms, and a large family bathroom. Externally, the property benefits from off-street parking, an integral garage and a beautifully presented private garden.

Mid terrace

Three bedrooms

Well presented throughout

Integral garage and off street parking

Spacious living room

Secluded garden

Short walk to local amenities

Close proximity to sought after schools

Minutes from Ickenham station

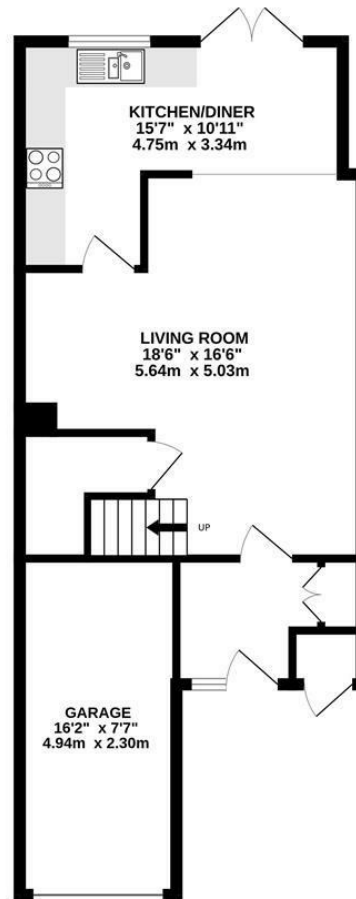
Easy access to A40/M40/M25

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.

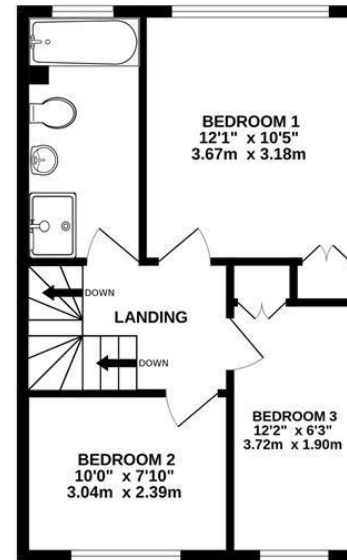




GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.2 sq.m.) approx.

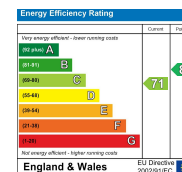
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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