

Lawrence Grove

Uxbridge • Middlesex • UB10 0FF
Offers In Excess Of: £850,000



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An impressive four-bedroom detached family home occupying a particularly generous corner plot within the highly regarded St Andrew's Park development, moments from Uxbridge town centre.

Beautifully presented and thoughtfully upgraded, the property enjoys open aspects on three sides, enhancing its sense of space, tranquillity and natural light throughout the day. It combines spacious contemporary accommodation with a substantial south-facing landscaped garden, extensive off-street parking and a garage, while also offering significant future growth potential through an approved rear and loft planning permission.

With no onward chain, excellent schools, extensive parkland and Uxbridge Underground station all within easy reach, this is an exceptional opportunity for families seeking space, connectivity and long-term potential in a peaceful community setting.

Impressive 4 bedroom detached home - No chain

Desirable corner plot with open aspects on three sides

- Excellent natural light within unusually open, tranquil setting
- Large south-facing landscaped garden with premium fencing
- Significant future expansion potential - approved rear/loft scheme

Approximately 1580 sq ft with large garage

Extensive off-street driveway parking

Future-Proof 'Home for Life' Design

Excellent primary/secondary schools and transport links

- Solar panels, EPC rating B and Harvey water-softening system

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 enter, the generous proportions and natural light are immediately apparent. The home's corner position, with open aspects to the front, west side and rear, creates an unusually bright and open feel throughout. A welcoming entrance hall with contemporary flooring leads to a spacious reception room, creating a comfortable and versatile setting for everyday family life and entertaining. Benefits from a 'Homes for life' design, thoughtfully constructed to seamlessly adapt to your changing needs over time, ensuring a forever home you won't need to outgrow including step-free access, wide doorways, hall, stairs and a variety of features. At the heart of the home is the contemporary kitchen and dining room, providing an excellent social space for family meals and entertaining. The kitchen offers plentiful storage and preparation space together with quality fittings and integrated cooking appliances, while the adjoining dining area benefits from excellent natural light and convenient direct access towards the driveway and garage. A spacious cloakroom and under stair storage provide added convenience to the ground floor. Upstairs, a generous landing serves four well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room with a generous shower area. The remaining bedrooms are served by a beautifully finished family bathroom featuring a large bath, premium rainfall shower and contemporary feature tiling. A substantial boarded loft with a large, fitted access ladder provides excellent storage and forms part of the property's future potential. Planning approval has been granted for a significant rear and loft scheme, demonstrating the scope to enhance the accommodation further as future family requirements evolve.

Location

St Andrew's Park offers an appealing combination of a peaceful community setting, substantial green space and excellent access to Uxbridge town centre and wider London.

The development is bordered by Dowding Park, providing approximately 40 acres of open green and recreational space with walking routes, a children's playground, outdoor gym and playing fields - ideal for family time, exercise and everyday leisure. The historic Battle of Britain Bunker and Visitor Centre is also within easy walking distance, with its modern museum, cafe and historic underground Operations Room providing one of the area's most distinctive cultural attractions.

Families are particularly well served for education. John Locke Academy (Outstanding) is located within the St Andrew's Park development itself. Nearby Bishopshalt School achieved Exceptional judgements across all graded areas under Ofsted's 2026 framework, while Vyners School (Outstanding) in neighbouring Ickenham is also highly regarded. Brunel University and Medical School London and Hillingdon Hospital are close by. Uxbridge town centre, The Chimes and The Pavilions provide extensive shopping, dining and leisure facilities. Uxbridge Underground station, approximately 0.6 miles away, offers both Metropolitan and Piccadilly line services, while Uxbridge Bus Station provides extensive local and West London connections, including the SL8 Superloop service towards White City via Ealing Broadway and Shepherd's Bush. For motorists, the location offers convenient access to the A40/M40, M25 and M4, together with excellent connectivity to Heathrow Airport.

Outside

The property occupies a particularly generous corner plot for the development, with open aspects on three sides contributing to a distinctive sense of space and privacy. To the front, a smart paved driveway provides extensive off-street parking for multiple vehicles and leads to the garage, which can be accessed from both the front and rear. Contemporary boundary fencing and integrated exterior lighting create an attractive, well-defined frontage. Secure metal gated access, attractive landscaped borders, decorative trelliswork and durable metal low-maintenance boundary fencing complete



Schools:

John Locke Academy – Highly regarded Primary, within St Andrew's Park
Bishopshalt School – Secondary, Exceptional – all areas (Ofsted's 2026)



Train:

Uxbridge Underground Station - approximately 0.6 miles
Metropolitan and Piccadilly line services
Uxbridge Bus Station and SL8 Superloop towards White City



Car:

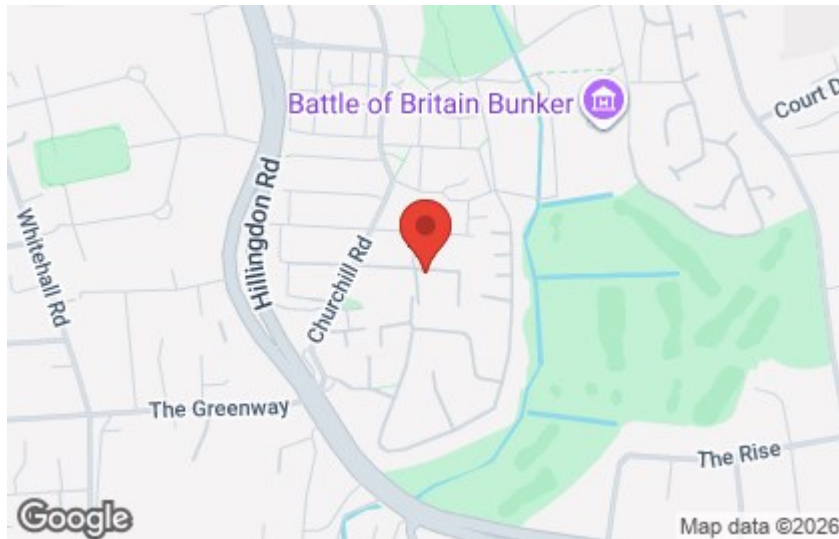
M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



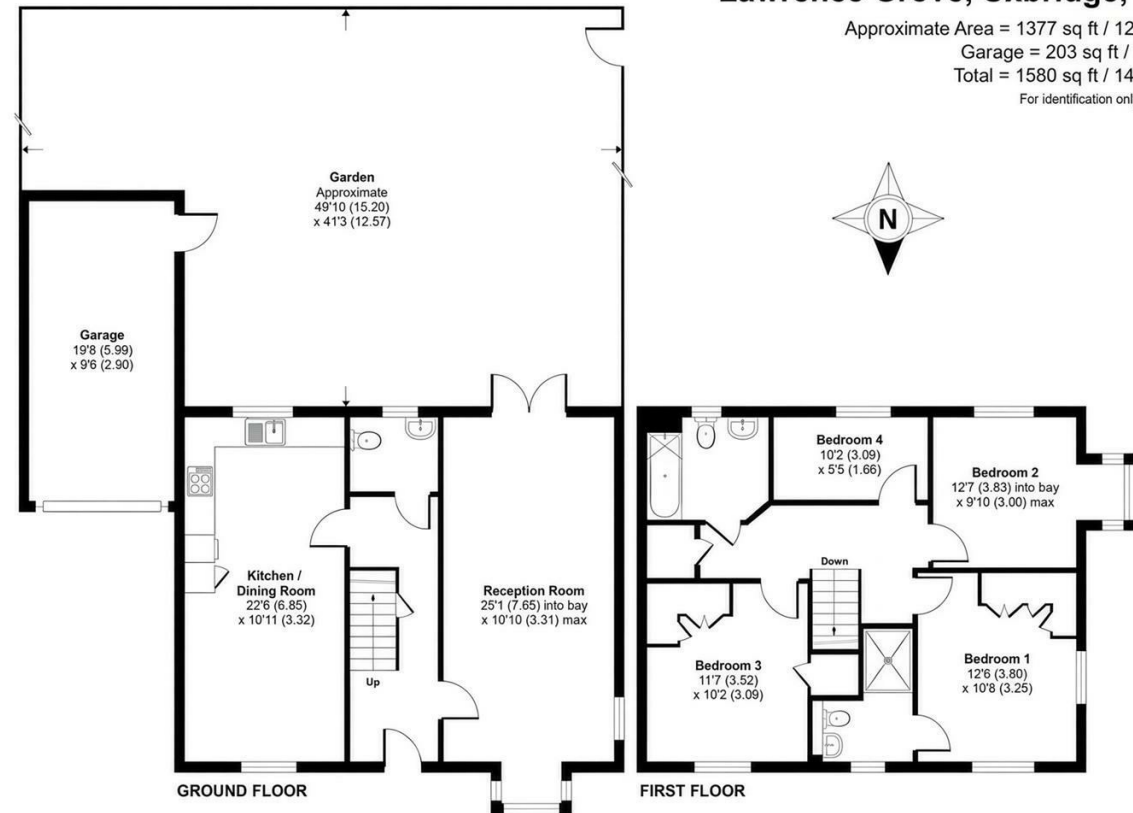
Lawrence Grove, Uxbridge, UB10

Approximate Area = 1377 sq ft / 127.96 sq m

Garage = 203 sq ft / 18.9 sq m

Total = 1580 sq ft / 146.86 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). © nichecom 2025. Produced for Coopers. REF: 1335094

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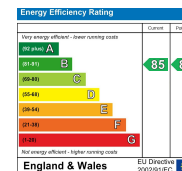
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