



- Three Bedrooms
- Garage
- Well Presented Throughout
- Walking Distance To Ickenham Village
- Gas Central Heating
- Terraced House
- No Upper Chain
- Off Street Parking
- Double Glazing
- EPC Rating C

An extended three bedroom mid terraced family home set on a quiet residential road just a stones through away from Ickenham Village and tube station. Finished to a high standard throughout this property is offered with no upper chain.

Briefly comprising; entrance porch with doors leading to the 18ft by 16ft lounge, modern fitted kitchen with wall and base units over looking the garden, internal access to the garage which could be converted into another reception room (stpp). To the first floor there are three good sized bedrooms and a large family bathroom with separate shower. To the front there is off street parking for two cars and to the rear there is a well maintained garden. Further benefits include; ample storage, double glazing, gas central heating, garage and no upper chain.

The property is situated on Lawrence Drive just a short walk of Ickenham Village which offers a variety of coffee shops, restaurants and shops. It also houses the Metropolitan and Piccadilly lines and West Ruislip Station (Central Line) which provide access into London within the hour. For families, there are a number of highly regarded schools nearby including Glebe Primary, Breakspear Infant and Juniors and Vyners Secondary School. For the motorist the A40/M40/M25 is a short drive away providing access to Central London and the Home Counties.

Price: Guide Price £585,000  
Tenure: Freehold  
Local Authority: Hillingdon  
Council Tax Band: E

Internet Speed: Download - (up to) Ultra Fast 5000 Mbps  
Upload - (up to) 5000 Mbps

Mobile Coverage (Indoor):  
Voice  
EE - Good outdoor & in home  
Three - Good outdoor & variable in home  
O2 - Good outdoor & variable in home  
Vodafone - Good outdoor & variable in home

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer

or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Of





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



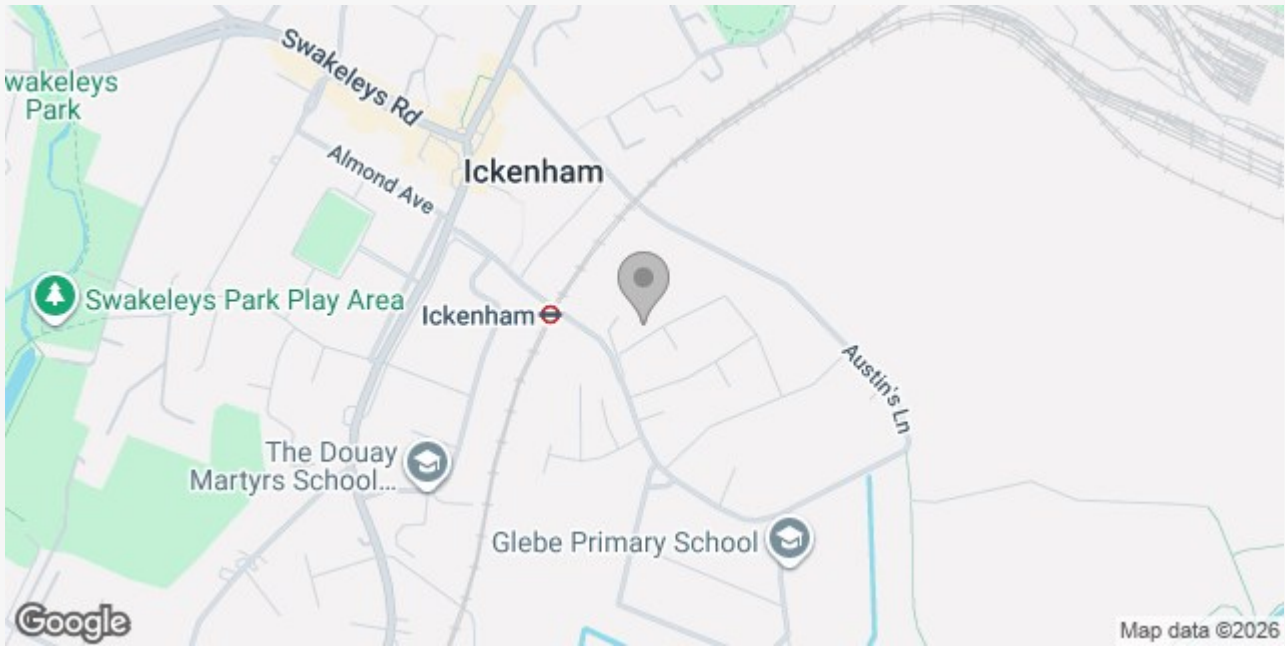
**Lawrence Drive, Ickenham, Uxbridge, UB10**

Approximate Area = 913 sq ft / 84.8 sq m  
 Garage = 125 sq ft / 11.6 sq m  
 Outbuilding = 8 sq ft / 0.7 sq m  
 Total = 1046 sq ft / 97.1 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 2026. Produced for Lakin & Co. REF: 1423401

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.