

# Lawrence Drive

Ickenham • Middlesex • UB10 8RW  
Guide Price: £570,000



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Presenting this charming three-bedroom semi-detached home, ideally situated on the sought-after Lawrence Drive. Perfect for buyers eager to add their personal touch, this property boasts two spacious reception rooms, a well-appointed kitchen, three generously sized bedrooms, and a family bathroom. Lawrence Drive offers an enviable location, just moments from Ickenham High Street, Ickenham Station, and excellent transport links providing easy access to the city.

Semi detached

Three bedrooms

Off street parking

Fantastic location

Garage via shared drive

Well presented garden

Chain free

Close to local amenities

Walking distance to Ickenham station

Easy access to A40/40/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.





## Property

The ground floor features a spacious lounge with a charming fireplace, a bright and airy living/dining room offering delightful garden views, and a well-equipped kitchen with ample worktop space. Upstairs, the first floor hosts two generous double bedrooms with fitted cupboards, a comfortable single bedroom, and a family bathroom.

## Outside

The property benefits from off-street parking along with a spacious garage that provides additional parking or valuable storage space. To the rear, you'll find a private garden, beautifully enhanced by mature shrubbery, offering a peaceful outdoor retreat.

## Location

Lawrence drive is a popular quiet residential road located only moments away from the heart of Ickenham Village and its selection of shops, cafes and restaurants to offer. The Metropolitan/Piccadilly line train station at Ickenham is only a short walk away and provides direct links to the City and Baker Street. West Ruislip Station offers the Central Line and is also within easy reach being only a short walk away. There are a number of bus links into Uxbridge, Hillingdon and Ruislip whilst the M25/A40/M40 road links are also only a short distance away. Being within close proximity to well regarded schools, including Vyners School and Douay Martyrs Catholic School, the property is in an ideal location for families.



### Schools:

Glebe Primary School 0.3 miles  
 The Breakspear School 0.8 miles  
 Vyners School 0.5 miles



### Train:

Ickenham 0.1 miles  
 West Ruislip 0.5 miles  
 Hillingdon 0.7 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



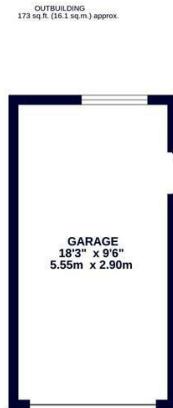
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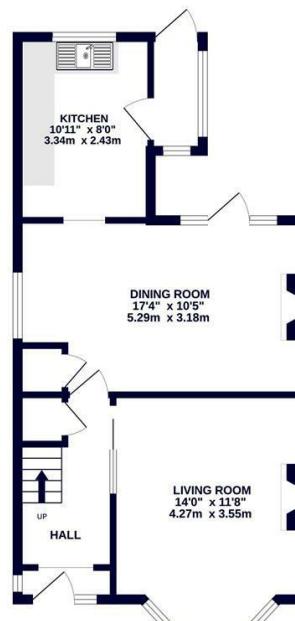
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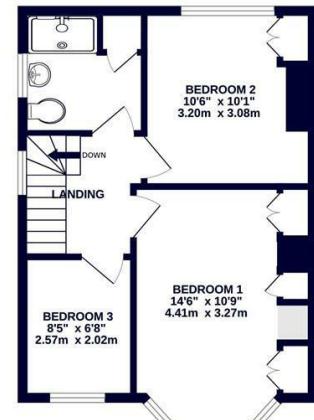
OUTBUILDING  
173 sq ft. (16.1 sq.m.) approx.



GROUND FLOOR  
503 sq ft. (46.7 sq.m.) approx.



1ST FLOOR  
405 sq ft. (37.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1001 sq ft. (100.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the information 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 condition or efficiency can be given.  
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014/15 A	
2014/15 B	
2014/15 C	
2014/15 D	51
2014/15 E	77
2014/15 F	
2014/15 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.