

ALLDAY  
& MILLER



Lawrence Grove, Uxbridge, UB10 0FF  
£580,000

3 1 1 B





Lawrence Grove, Uxbridge, UB10 0FF

**£580,000**

- Three Bedroom
- St Andrews Development
- Chain Free
- Downstairs WC
- Private Rear Garden
- Semi Detached
- Two Allocated Parking Spaces
- Excellent Condition
- Walking Distance To Uxbridge Town Centre
- Catchment Area For Highly Regarded Local Schools



## Description

This charming house offers a perfect blend of modern living and comfort presented in excellent condition, making it an ideal choice for families seeking a welcoming home.

Upon entering, you are greeted by a bright and airy reception/dining room, which serves as the heart of the home, this inviting space is perfect for entertaining guests or enjoying family meals, a well equipped fitted kitchen, designed for both functionality and style, along with a convenient downstairs WC.

As you ascend to the first floor, you will find three bedrooms, each offering ample natural light and space for relaxation. The family bathroom is thoughtfully designed, catering to the needs of the household.

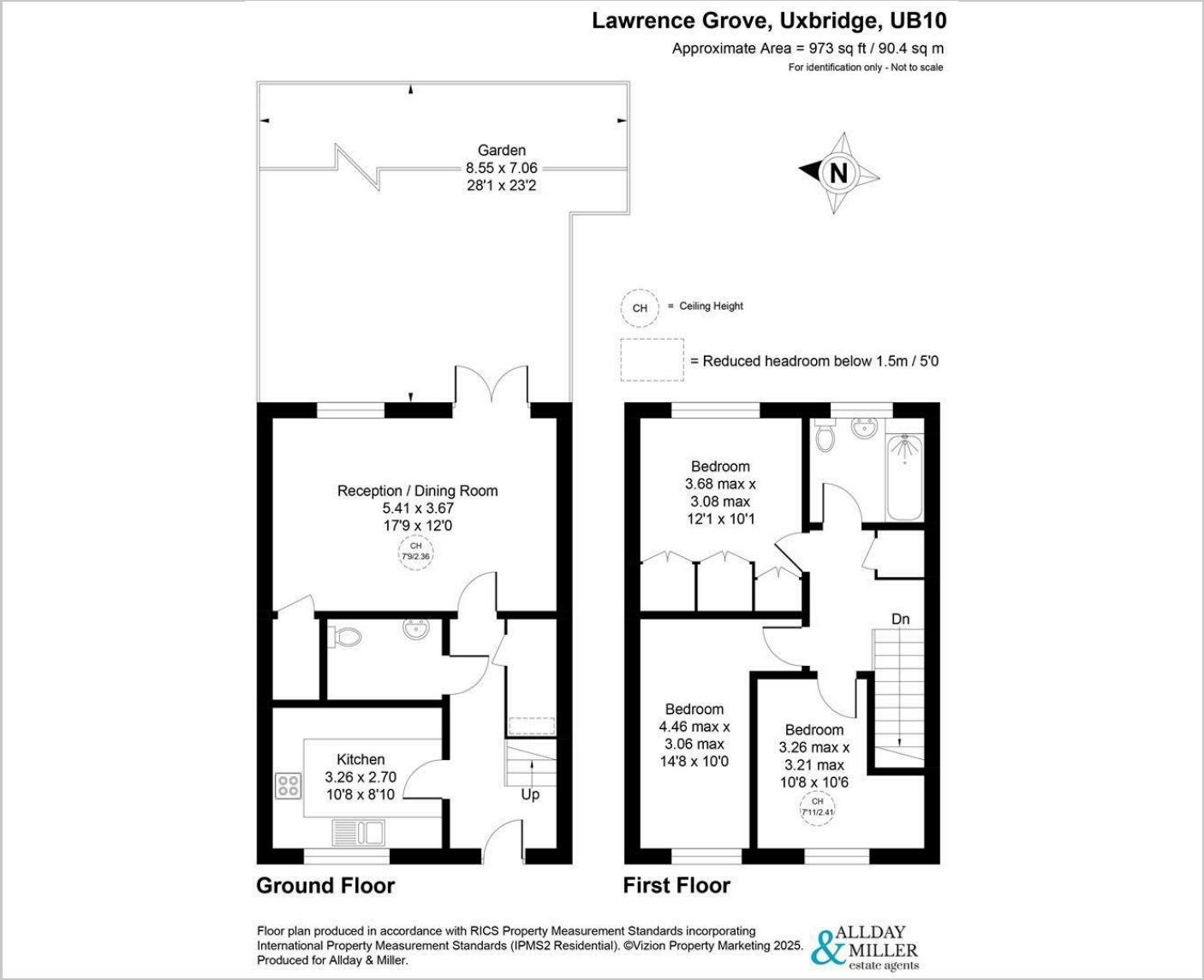
Outside, the property boasts a private garden, predominantly laid to lawn, providing a tranquil retreat for outdoor dining and entertainment. Additionally, residents benefit from designated parking, ensuring convenience for you and your guests.

## Situation

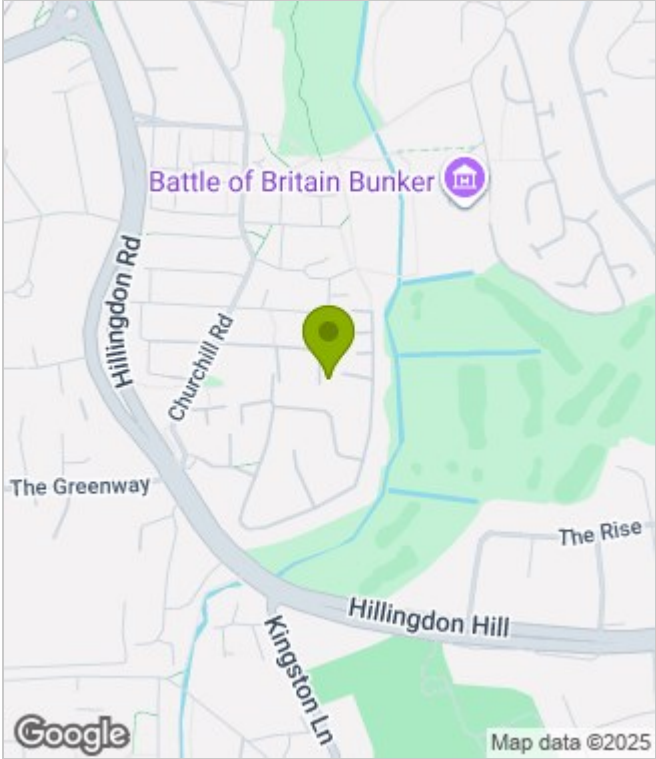
Lawrence Grove set within the St Andrews development in a peaceful cul-de-sac just a short drive from Uxbridge town centre with its variety of local shops, restaurants, bars, gyms, cafes and a cinema. For the commuters the Metropolitan and Piccadilly line with links to central London and the surrounding areas. Also a number of bus routes to local amenities such as Brunel university, Uxbridge Collage, Hillingdon Hospital and Heathrow airport. Highly regarded schools including John Locke Academy and Uxbridge High school are just moments away.



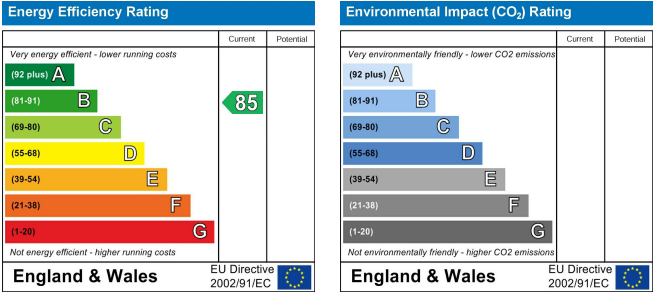
Floor Plans



Area Map



Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

[www.alldayandmiller.co.uk](http://www.alldayandmiller.co.uk)

192 High Street, Uxbridge, Middlesex, UB8 1LB

T: 01895 641 000 | E: [sales@alldayandmiller.co.uk](mailto:sales@alldayandmiller.co.uk)

T: 01895 379 549 | E: [lettings@alldayandmiller.co.uk](mailto:lettings@alldayandmiller.co.uk)