

# Lawrence Grove

Uxbridge • Middlesex • UB10 0FF  
Guide Price: £620,000



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Nestled in the charming area of St Andrew's Park, Uxbridge, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The open plan kitchen is a highlight, designed to create a warm and inviting atmosphere, with three spacious bedrooms upstairs for peaceful relaxation.

Outside, the property features a generous garden, perfect for enjoying the outdoors, whether it be for gardening, children's play, or summer barbecues. Additionally, off-street parking for one vehicle adds to the practicality of this home, making it a convenient choice for families or professionals.

Semi-detached

Three spacious bedrooms

\*Planning approved for loft conversion\*

Open plan kitchen

Off street parking

Family room

Modern interior

Easy access to M25/M40

Generous size garden

Various schools nearby

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.

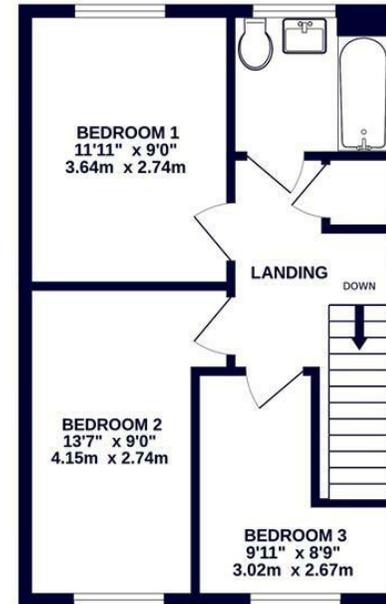




GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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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Energy Efficiency Rating		Current	Target
How energy efficient? - lower savings costs			
Very energy efficient	A		
Energy efficient	B		
Decent	C	83	83
Needs improvement	D		
Not very energy efficient	E		
Very poorly energy efficient	F		
Extremely poorly energy efficient	G		
Not energy efficient - higher savings costs			
England & Wales			
EPC Directive 2002/91/EC			

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.