



- Four Bedrooms
- Semi Detached House
- Off Street Parking
- Walking Distance To Ickenham Village
- Double Glazing & Gas Central Heating
- Extended
- Garage
- Two Bathrooms
- Walking Distance To Transport Links
- EPC Rating C

A beautifully presented four bedroom semi detached family home situated on a quiet tree lined road within walking distance of Ickenham Village.

Having been carefully looked after by it's current owners this extended property briefly comprises; welcoming entrance hallway with doors leading to front reception room, modern fitted extended kitchen/diner and downstairs W.C. To the first floor you have three good sized bedrooms, the second bedroom having access to built in wardrobes and white suite family bathroom. To the second floor is the master bedroom with en-suite shower room. To the rear of the property there is a large garden, which is mostly laid to lawn with patio area, there is also access to the garage. To the front off street parking is provided.

The property is situated on Lawrence Drive which is a short walk away from Ickenham Village which offers a variety of coffee shops, restaurants and convenience stores. It also houses the Metropolitan and Piccadilly lines which get you in to London within the hour. For families, there are a number of highly regarded schools including Glebe Primary, Breakspear Infant and Juniors and Vyners Secondary School. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties.

Internet Speed: Download - (up to) Ultra Fast 1000 Mbps  
Upload - (up to) 924 Mbps

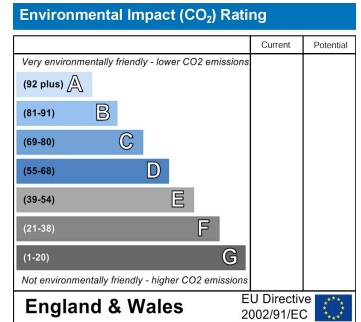
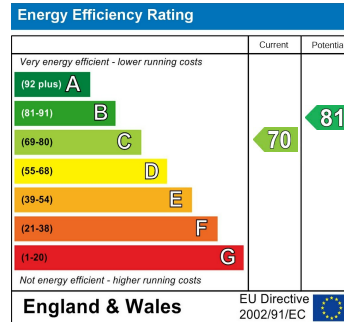
Mobile Coverage (Indoor):

- Voice
- EE - Likely
- Three - Limited
- O2 - Limited
- Vodafone - Limited

- Data
- EE - Likely
- Three - Limited
- O2 - Limited
- Vodafone - Limited

\*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

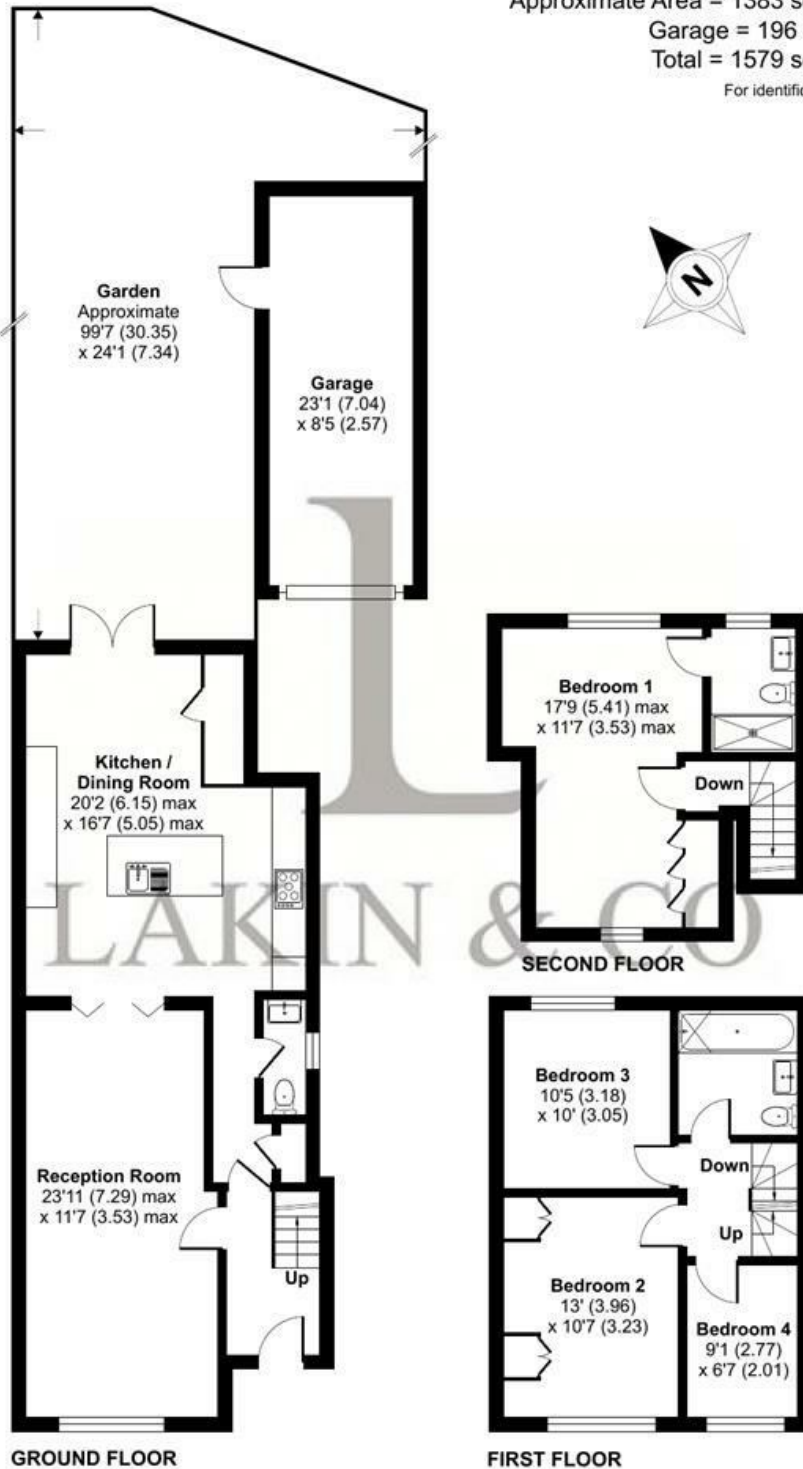
or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>





**Lawrence Drive, Uxbridge, UB10**

Approximate Area = 1383 sq ft / 128.5 sq m  
 Garage = 196 sq ft / 18.2 sq m  
 Total = 1579 sq ft / 146.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Lakin & Co. REF: 1189884

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.



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