



- 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

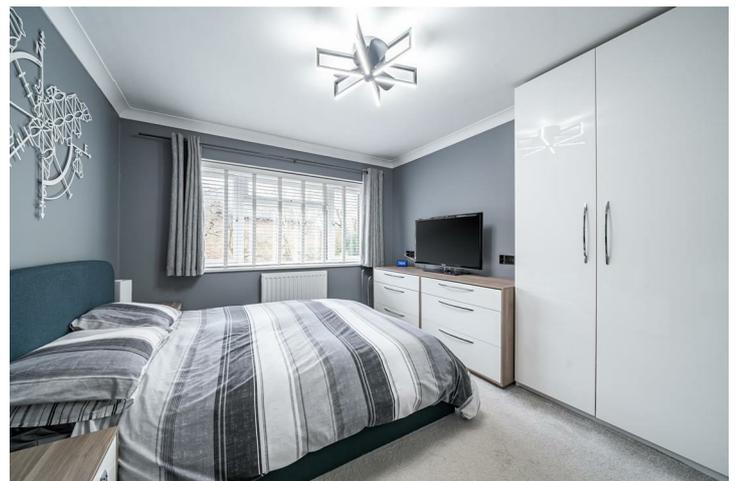
Three - Good outdoor & variable in home

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) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



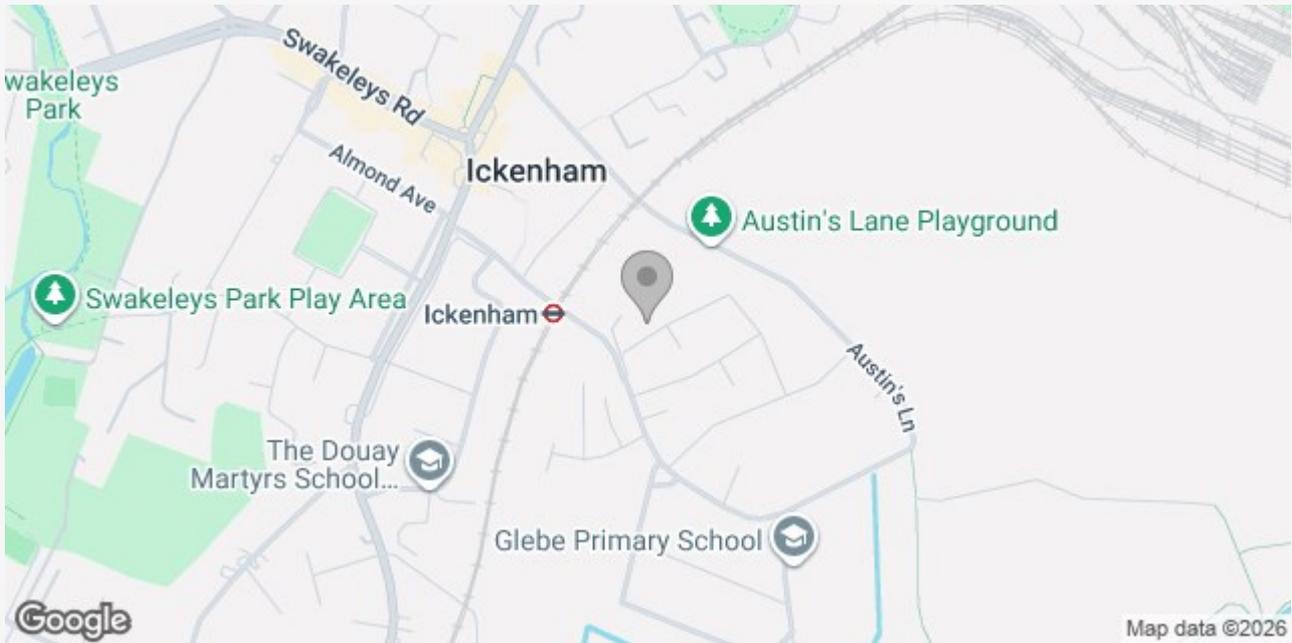
Lawrence Drive, Ickenham, Uxbridge, UB10

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.



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