

Field End Road

Pinner • Middlesex • HA5 1QR

Asking Price: £300,000



coopers
est 1986

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Field End Road presents a modern and convenient living option with its one bedroom, two bathroom layout. Perfect for professionals, first-time buyers, commuters, or investors, this flat offers contemporary living in a prime location. Easy access to amenities and transport connections in Eastcote and beyond make this property an ideal choice for those seeking a stylish and well-connected home.

Upper Floor Flat

Large Kitchen/Dining Room

One Double Bedroom

Two Modern Bathrooms

Walking Distance to Eastcote Station

Prime Location

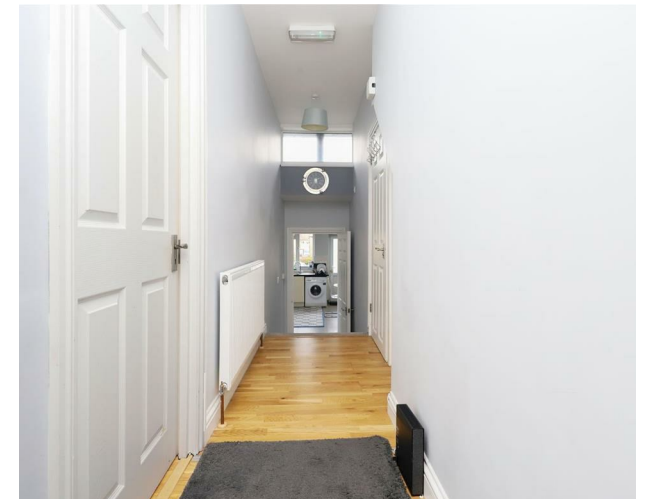
Long Lease Remaining

External Storage Room

Permit Holder Parking

Approx Area: 661 sq ft

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.





Location

Located just 0.1 miles away from Eastcote Train Station, Field End Road has convenient access to Metropolitan and Piccadilly lines, making commuting a breeze. The vibrant Eastcote High Street is right on your doorstep, offering a wide selection of shops, cafes, and restaurants for your enjoyment. Additionally, the A40/Western Avenue is just a short drive away, providing swift access into Central London and the surrounding Home Counties.

Description

This upper floor flat offers convenient access from both the high street and rear of the building. Upon entering, a spacious hallway greets you with ample storage and a bathroom. The generously sized bedroom includes its own ensuite for added privacy. The modern kitchen and dining area provides plenty of room for entertaining guests. This flat is perfect for those seeking a comfortable and convenient living space in a desirable location.

Outside

Externally, this flat features a storage unit located underneath the flat, providing additional space to store belongings. Ample parking is available at the rear of the flat at Devon Parade Car Park, offering convenient and easily accessible parking for residents and guests.





Schools:

Newnham Junior School 0.2 miles
Cannon Lane Primary School 0.5 miles
Pinner High School 0.5 miles



Train:

Eastcote Station 0.1 miles
Ruislip Manor Station 0.7 miles
Ruislip Station 1.1 miles



Car:

M4, A40, M25, M40



Council Tax Band:

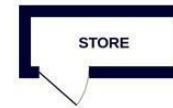
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(Distances are straight line measurements from centre of postcode)



OUTBUILDING
24 sq.ft. (2.2 sq.m.) approx.

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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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0208 017 6000

18 Bridge Street, Pinner,
Middlesex, HA5 3JF

pinner@coopersresidential.co.uk

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

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.