



FIELD END ROAD, RUISLIP, MIDDLESEX HA4 9NX



We are thrilled to present this impeccably maintained and surprisingly roomy three-bedroom semi-detached home, perfectly positioned on Field End Road.

This home comes to the market with approved planning permission to extend to the ground floor and to add a porch (planning number 78559/APP/2024/300). It's an ideal match for buyers of all stripes aiming to settle in the Eastcote/Ruislip locale. With its close proximity to key transport links at Eastcote & South Ruislip stations, top-rated school (Newnham & Field End, as well as Pinner High School and essential local services,

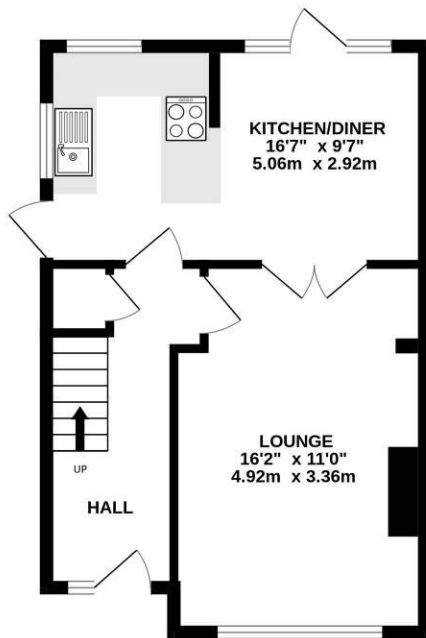
The residence welcomes you with an entry hall that flows into a bright and spacious kitchen-diner, featuring doors that open to the rear garden and lead to the expansive main living area. Ascend to the first floor to find two generously proportioned double bedrooms and a third, even more spacious bedroom, complete with built-in wardrobes. A family bathroom and access to the loft space round out the upper level. The exterior of the home is just as impressive, offering a private driveway with parking for two cars and pedestrian side access to a secluded garden adorned with a variety of mature trees, shrubs, and a patio area. Field End Road enjoys a prime spot a brief jaunt from the bustling high streets of Eastcote & Ruislip Manor, catering to all your shopping desires with local amenities like the Post Office & Budgens. A plethora of dining options, cafes, and supermarkets (including Waitrose/Sainsbury's), along with handy stores like Tesco Express and Sainsbury's Local, are all within easy reach.



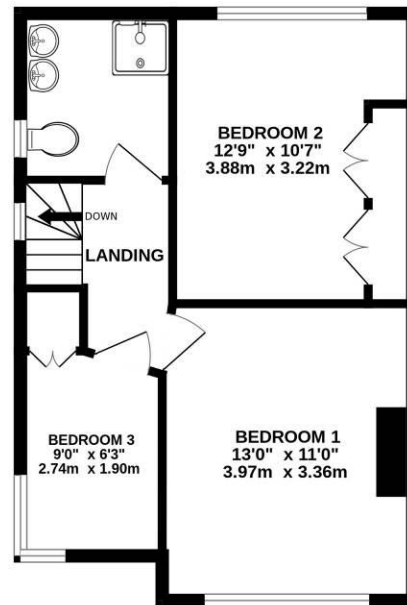
For those seeking excellent transport links, this abode is ideally situated. Ruislip Manor & Eastcote tube stations (serving the Metropolitan and Piccadilly lines) are conveniently close, as is South Ruislip Station (Central & Chiltern Lines overhead).

Moreover, Field End Road provides straightforward access to Uxbridge, the A40/M40, M25, and thus, all major motorways, ensuring a smooth commute

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 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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