

# Field End Road

Pinner • Middlesex • HA5 1RJ

Asking Price: £440,000



coopers  
est 1986

# Field End Road

Pinner • Middlesex • HA5 1RJ

Welcome to this charming property located in Portman House. This delightful ground floor flat boasts two double bedrooms, modern open plan kitchen and living room and a family bathroom and a seperate WC. The property is also being offered with no onward chain.

TWO BEDROOM

GROUND FLOOR APARTMENT

FAMILY BATHROOM

PRIVATE GARDEN

MODERN KITCHEN

ALLOCATED PARKING

OPEN PLAN KITCHEN & LIVING ROOM

SEPERATE WC

WALKING DISTANCE TO EASTCOTE STATION

725 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

Conveniently positioned close to Eastcote High street which offers a range of shops, banks, restaurants, bars and cafes. Portman House is located only 300 metres from Eastcote Tube Station providing swift and easy access to Central London, Uxbridge and Harrow on the Hill via the Piccadilly/Metropolitan lines. Local parks, fields and pubs to include 'The Ascott' all surround the property.

### DESCRIPTION

This delightful two double bedroom ground floor flat boasts a modern open plan kitchen and living room, perfect for entertaining guests or relaxing after a long day. With two double bedrooms, this property offers ample space for a small family or those in need of a guest room or home office. Situated within walking distance to Eastcote station, this property is ideal for commuters or those who enjoy exploring the city. The location provides easy access to public transportation, making it a breeze to travel around and beyond London. Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and envision yourself living in this wonderful property on Field End Road, with no onward chain.

### OUTSIDE

One of the highlights of this property is the private garden, providing a tranquil outdoor space to enjoy a morning coffee or host a summer barbecue. Additionally, the allocated parking ensures convenience for residents with vehicles, offering peace of mind knowing there is always a space available.





### Schools:

Bishop Ramsey Church of England School (0.4 miles)  
Newnham Infant and Nursery School (0.4 miles)  
Cannon Lane Primary School (0.5 miles)



### Train:

Eastcote Station (0.2 miles)  
Ruislip Manor Station (0.6 miles)  
Ruislip Station (1.0 miles)



### Car:

M4, A40, M25, M40



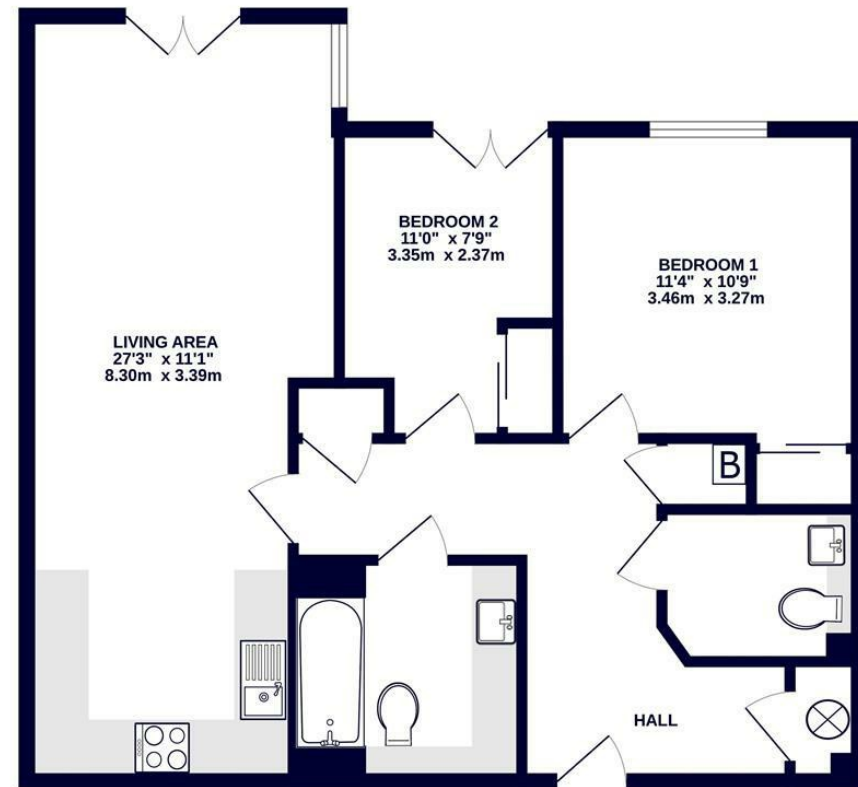
### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



### GROUND FLOOR 725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	81	81

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.