

Field Way

Ruislip • Middlesex • HA4 7LX
Offers In Excess Of: £475,000



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This charming two bedroom terrace property on Field Way offers a blend of comfort and convenience, with a spacious open plan living area, secluded garden, and off-street parking. Located just a short stroll from Ruislip High Street and within close proximity to local tube stations, it provides easy access to shops, dining, and excellent transport links. With two double bedrooms, built-in storage, and a versatile home office space, this property is ideal for modern living.

Terrace property

Two bedrooms

Living room

Dining room

Kitchen

Downstairs shower and WC

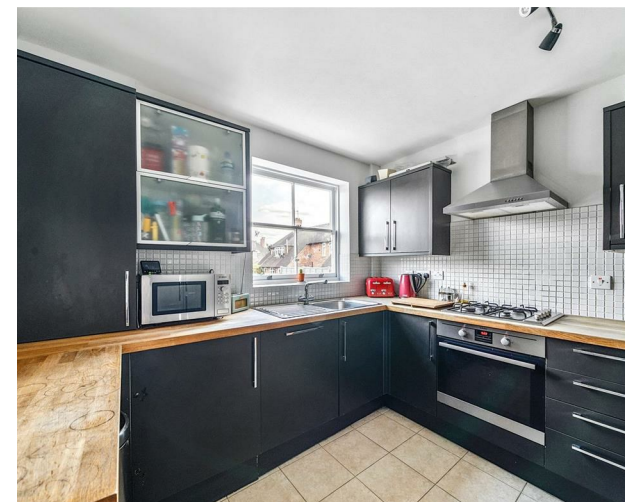
Family bathroom

Garden

Off street parking

Peaceful location

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.





Description

Welcome to this charming two bedroom terrace property nestled in the desirable North Ruislip area. Upon entering, you are greeted by a welcoming hallway that provides access to all downstairs accommodations. To the right, the open plan dining room sits at the front of the house, seamlessly flowing into the spacious living room which overlooks the garden and features an attractive fireplace, perfect for cozy evenings. The kitchen is well appointed with a variety of base and wall units, offering ample storage space, and includes a convenient door leading to a private gated alleyway that connects the front of the house to the garden. Completing the ground floor is a separate WC and a shower room, providing convenience and practicality. Ascending to the first floor, you will find two generously sized double bedrooms, each equipped with built-in wardrobes for efficient storage solutions. Adjacent is a family bathroom designed for comfort and relaxation. Additionally, there is a versatile storage room that can easily function as an office space, catering to various lifestyle needs.

Outside

The property benefits from a driveway at the front providing off-street parking for two vehicles, ensuring convenience for residents and guests alike. The rear garden is predominantly laid to lawn with a patio area ideal for alfresco dining and entertaining, offering a tranquil retreat amidst the bustling city.

Location

Field Way is located in the favoured North side of Ruislip and a short walk to the High Street where there are excellent shopping facilities and popular restaurants including numerous restaurants and coffee shops. The Metropolitan/Piccadilly line station offers swift and regular connections into Central London and for the motorist the A40/M25 offers excellent access to London and the Home Counties. For families this property is within the catchment area of some highly regarded schools including BWI and Whiteheath.



Schools:

Bishop Winnington-Ingram CofE Primary 0.2 miles
Whiteheath Nursery, Infant & Junior 0.2 miles
Sacred Heart Catholic Primary 0.9 miles



Train:

West Ruislip 0.5 miles
Ruislip 0.9 miles
Ickenham 1.1 miles



Car:

M4, A40, M25, M40



Council Tax Band:

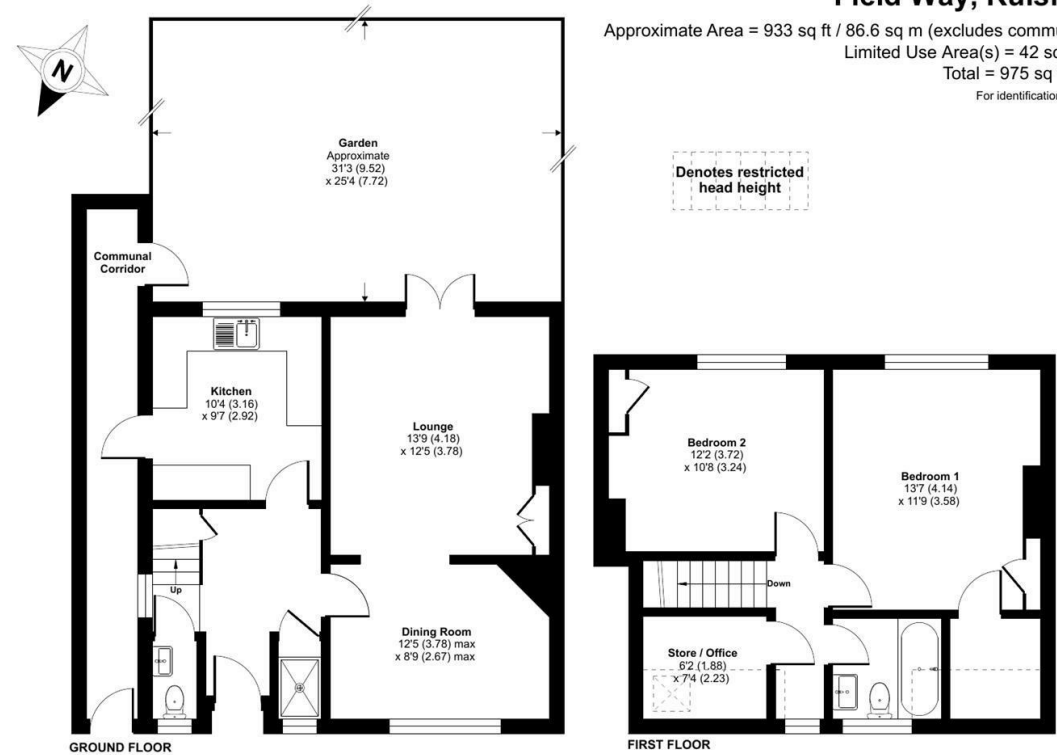
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(Distances are straight line measurements from centre of postcode)



Field Way, Ruislip, HA4

Approximate Area = 933 sq ft / 86.6 sq m (excludes communal corridor)
Limited Use Area(s) = 42 sq ft / 3.9 sq m
Total = 975 sq ft / 90.5 sq m
For identification only - Not to scale



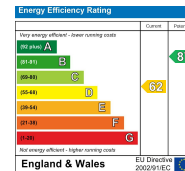
Denotes restricted head height

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Coopers. REF: 1177515
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