

# Field Way

Ruislip • Middlesex • HA4 7LY  
Offers In Excess Of: £500,000



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# Field Way

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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.

TWO BEDROOM

KITCHEN

DINING ROOM

SPACIOUS GARDEN

SECLUDED LOCATION

OFF STREET PARKING

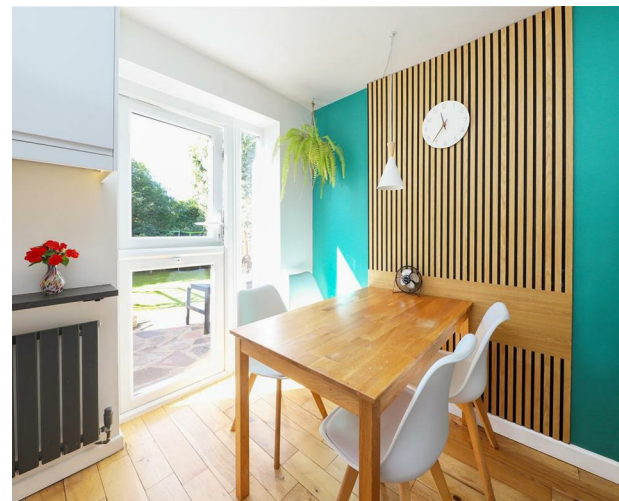
CHAIN FREE

SOUGHT AFTER LOCATION

MODERN

945 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.





### **SITUATION**

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.

### **DESCRIPTION**

This two bedroom terrace property nestled in the desirable North Ruislip area is not one to miss. Upon entering, you are greeted by a welcoming hallway that provides access to all ground floor rooms. To the right, the open plan dining room sits at the front of the house which flows into the spacious living room over looking the garden. The modern kitchen is well appointed with ample storage space, and has access 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, one equipped with a built-in cupboard for efficient storage solutions. There is a spacious family bathroom and an additional storage room perfect for a private office space.

### **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 family entertainment.



### 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



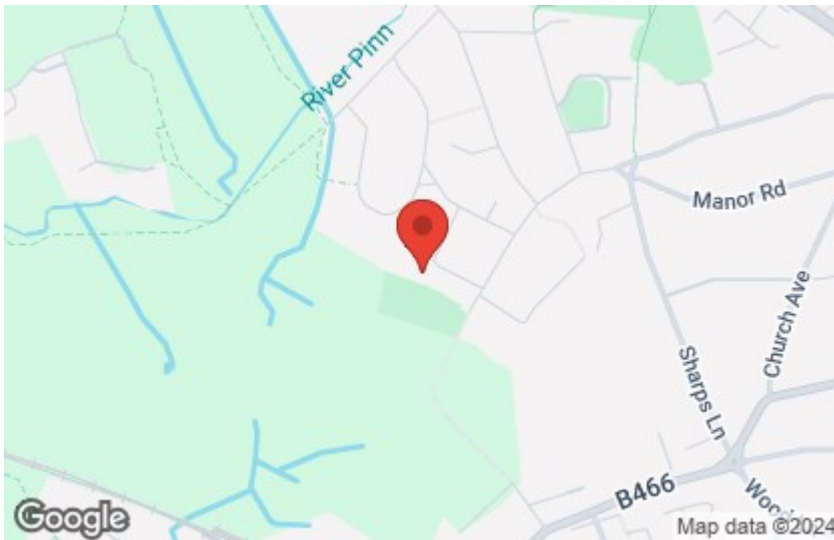
### Car:

M4, A40, M25, M40



### Council Tax Band:

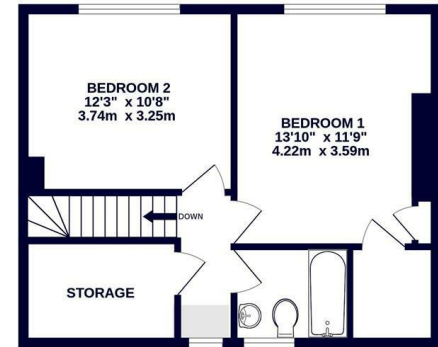
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Extremely energy inefficient - very high 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.