

# Field End Road

Ruislip • • HA4 0RG  
Asking Price: £379,950



coopers  
est 1986



# Field End Road

Ruislip • • HA4 0RG

Coopers present this immaculate two bedroom first floor maisonette in the heart of Ruislip offering excellent access to the town centre and transport links, completely refurbished to an exceptional standard, featuring two bedrooms, spacious lounge, kitchen and a contemporary bathroom, the loft has also recently been fully boarded. Externally the property has a large rear garden mostly laid to lawn with a patio area featuring a bar for entertaining.

FIRST FLOOR MAISONETTE

TWO BEDROOMS

IMMACULATE CONDITION

LONG LEASE

CLOSE PROXIMITY TO STATION & HIGH STREET

BATHROOM

KITCHEN

LIVING ROOM

PRIVATE REAR GARDEN

610 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.







## DESCRIPTION

This stunning two bedroom first floor maisonette in the heart of Ruislip offering excellent access to the town centre and transport links, completely refurbished to an exceptional standard. The property is offered to the market with an exceptionally long lease, situated on Field End Road, moments away from Eastcote Station featuring the Metropolitan and Piccadilly line. As you enter the property you will be greeted with stairs rising to the first floor. You will find bedroom two located on your left hand side and the large living room directly in front. The family bathroom benefits from side aspect double glazed window, tiled walls and flooring, bath with shower attachment, w.c, wash hand basin and storage cupboard. The master bedroom is a good size with built in storage cupboards. The property is complete with the kitchen to the rear which include double glazed window, integrated hob, oven, sink with drainer, plumbing for washing machine, range of base level and wall mounted units.

## OUTSIDE

The property has a private rear garden mostly laid to lawn with a section decked for entertaining with bar area.

## SITUATION

This property is conveniently situated between Eastcote and South Ruislip high streets, with their selection of shops, cafes and restaurants such as Costa Coffee, Tesco Express and Sainsbury's. The Metropolitan, Piccadilly and Central lines are located nearby providing access to Baker Street and the City. The Metropolitan and Piccadilly Line is available at Eastcote Station which is only 0.6 miles away. The A40 is also only a short drive away which is ideal for commuters seeking connections to London or the Home Counties. There are also several green spaces in the local area to include Cavendish Recreational ground which is a 2 minute walk away. Victoria Road retail park is also close by and offers shops such as Sainsbury's Homebase, Halfords, TK Maxx and many more.



### Schools:

Queensmead School 0.18 miles  
Deanesfield Primary School 0.25 miles  
St Swithun Wells Primary School 0.49 miles



### Train:

South Ruislip Station 0.9 miles  
Eastcote Station 1.2 miles  
Ruislip Gardens Station 1.8 miles



### Car:

M4, A40, M25, M40

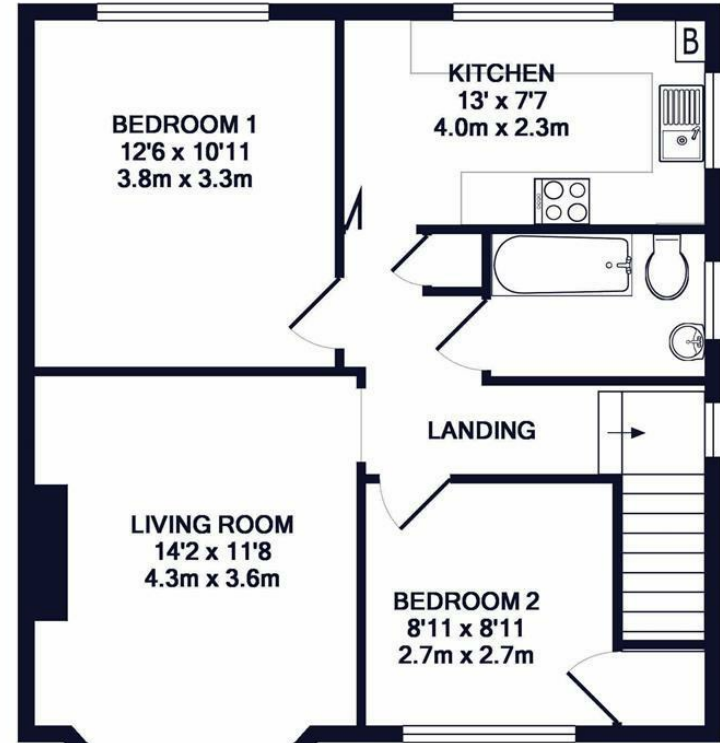


### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 - 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		
Very poorly energy efficient - higher running costs	F		
Least energy efficient - highest 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.