

# Parkfield Crescent

Ruislip • Middlesex • HA4 0RD

Asking Price: £475,000



coopers  
est 1986

# Parkfield Crescent

Ruislip • Middlesex • HA4 0RD

Nestled away on Parkfield Crescent, this two bedroom semi detached home offers buyers space and comfort throughout that is ready to put your own stamp onto things. The property is located just a short walk from popular local schools, convenient shops and handy tube links into London. A viewing is recommended as soon as possible.

CHAIN FREE

SEMI DETACHED

TWO BEDROOMS

GARAGE

GARDEN

FAMILY BATHROOM

CONSERVATORY

LIVING ROOM

CLOSE TO SCHOOLS

869 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 semi detached property offered to the market with no onward chain is perfect for making the dream family home. The property starts with a welcoming hallway that offers access to all of the ground floor accomodation and stairs that rise to the first floor. The through lounge boasts a grand space to both relax and entertain in. The kitchen offers plenty of base and wall units, worktops and space for integrated appliances. There is also a dining room with enough space for the most sociable of dining tables which leads into the conservatory/ garden room that overlooks views into the rear garden. To the first floor are two bedrooms, both doubles with the master benefiting from built in wardrobes. Completing the property is the family bathroom.

### OUTSIDE

To the front of the property is a driveway providing off street parking. The rear garden is mainly laid to lawn and plenty of space for storage sheds. The property is completed with a garage.

### SITUATION

Parkfield Crescent is a quiet residential road which is just off Field End Road. It is within close proximity to Eastcote and South Ruislip for trendy eateries, shops and cafes. The property is located in very close proximity to many transport links. Both South Ruislip Station and Eastcote are located under 1 mile away. South Ruislip is served by both the Central Line and Chiltern Railways service which gives access to Marylebone Station in just 25 minutes, with regular trains every 15 minutes. Eastcote Station has both the Metropolitan and Piccadilly Line. For the motorist the A40/M25 is a short drive away providing access to Central London and the Home Counties. Field End Road also provides a bus route which makes this property perfect for those seeking connections to other areas. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Field End, Newnham and Queensmead. Cavendish Recreation Ground and other parks are also a short walk away.





### Schools:

Field End Infant School (0.3 miles)  
Queensmead School (0.7 miles)  
Deanesfield Primary School (0.5 miles)



### Train:

South Ruislip (0.9 miles)  
Eastcote (1.1 miles)  
Ruislip Gardens (1.7 miles)



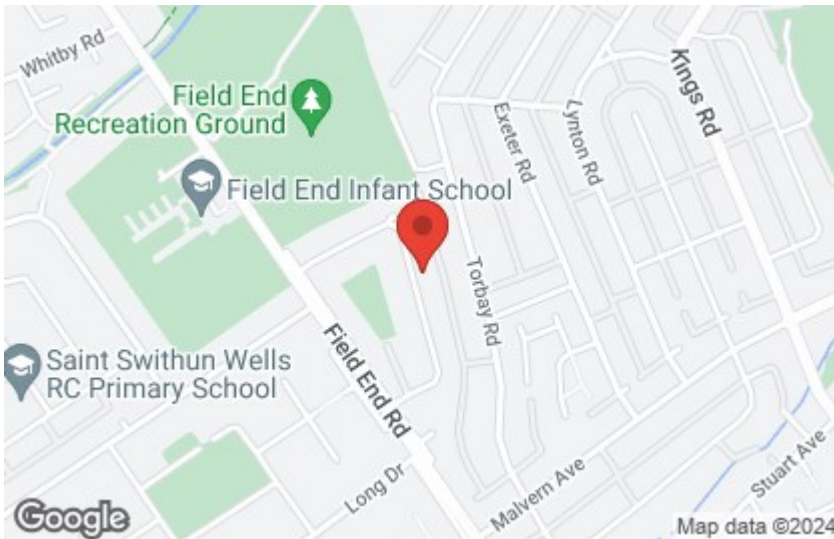
### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
124 sq.ft. (11.6 sq.m.) approx.



GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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.  
Made with Metropix ©2024



01895 677 400  
71 Victoria Road, Ruislip Manor,  
Middlesex, HA4 9BH  
ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk

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	EU 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.