

# Field End Road

Eastcote • Middlesex • HA4 9PD

Guide Price: £775,000



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Welcome to this beautifully designed and spacious five-bedroom semi-detached home located on the sought-after Field End Road in Eastcote. With an impressive total area of approximately 1,579 sq. ft. (146.7 sq. m), this property offers a perfect blend of modern living and classic charm, making it ideal for families.

SEMI DETACHED HOUSE

FIVE BEDROOMS

TWO RECEPTION ROOMS

THREE BATHROOMS

WALKING DISTANCE TO EASTCOTE STATION

KITCHEN/BREAKFAST ROOM

DOWNSTAIRS BEDROOM

OFF STREET PARKING

LARGE REAR GARDEN

1,579 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

The ground floor boasts a generous reception room featuring a bay window that floods the space with natural light. Adjacent is a separate dining room, perfect for entertaining. The well-appointed kitchen/breakfast room provides ample workspace and storage, making it a practical and stylish hub for family life, it also provides direct access to the rear garden. Additionally, a spacious double bedroom boasting an en suite on this level that offers flexibility as a guest room or home office. The first floor comprises four further bedrooms. The master bedroom features a bay window, adding character and light. Bedroom two and bedroom four provide comfortable living spaces, while bedroom five is perfect as a study or children's room. A family bathroom and an en suite shower room on this level ensure convenience for a busy household.

### Outside

The property enjoys a private rear garden, approximately 65'10" x 30'3", ideal for outdoor relaxation, dining, and gardening enthusiasts. This is complemented by an abundance of storage including a large metal shed, a smaller wooden tool shed as well as a petite sun room. The front of the house benefits from off-street parking, adding practicality to this desirable family home. Situated within close proximity to Eastcote's amenities, including shops, restaurants, and highly regarded schools, as well as excellent transport links via Eastcote Station (Metropolitan and Piccadilly lines), this home truly has it all.

### Situation

This property is conveniently situated between Eastcote, Pinner and Ruislip Manor 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 282 and 331 bus stops are also very close by. 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 Roxbourne Park, with its lovely open space, playground & model railway, and 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:

Field End Junior School 0.2 miles  
 Newnham Primary School 0.5 miles  
 St Swithun Wells Catholic Primary School 0.7 miles



### Train:

Eastcote 0.5 miles  
 South Ruislip 1.3 miles  
 Ruislip Manor 1.3 miles



### Car:

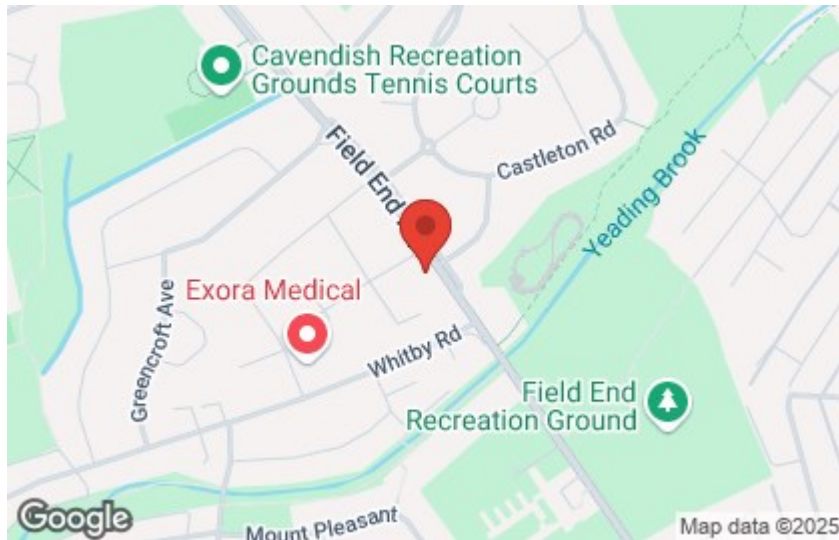
M4, A40, M25, M40



### Council Tax Band:

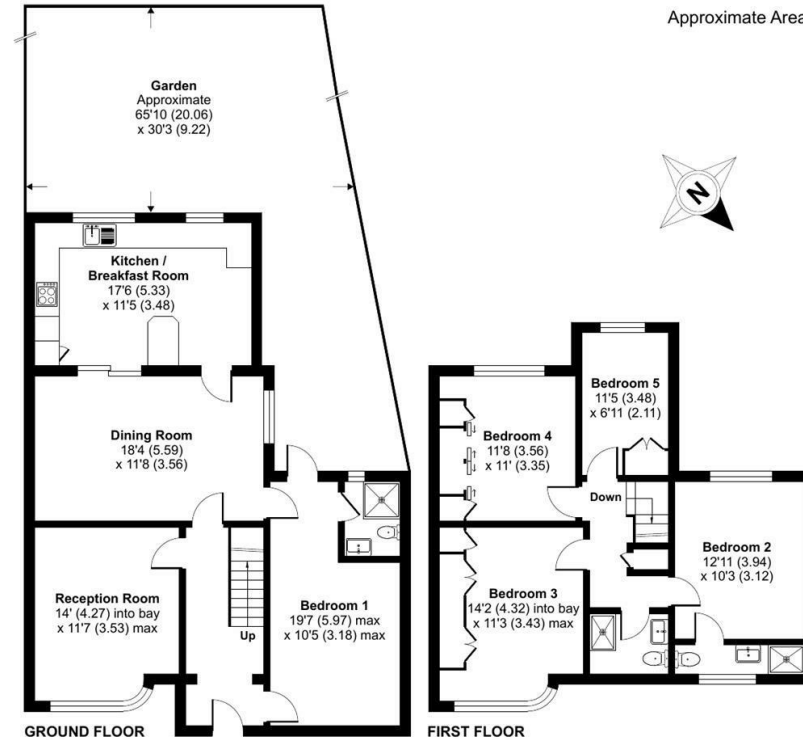
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(Distances are straight line measurements from centre of postcode)



## Field End Road, Ruislip, HA4

Approximate Area = 1579 sq ft / 146.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Coopers. REF: 1214397

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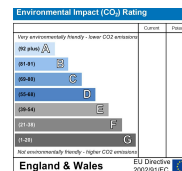
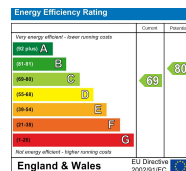
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