

# Field End Road

Eastcote • Middlesex • HA4 0QZ

Offers In Excess Of: £625,000



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Situated within walking distance of Eastcote High Street, this four bedroom semi detached home is flush with space and stylish features.

The family home, which sits within the catchment area for several highly rated local schools, is bright, modern and ready for a family to move straight into.

SEMI DETACHED HOUSE

FOUR BEDROOMS

LARGE LIVING ROOM

SPACIOUS DINING ROOM

KITCHEN

FAMILY BATHROOM

DOWNSTAIRS W.C.

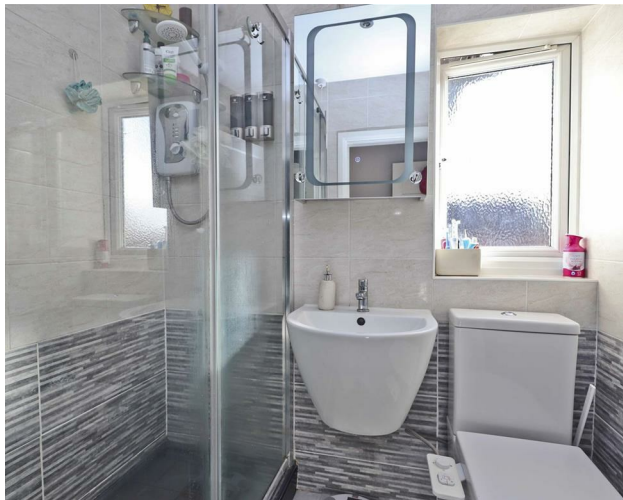
OFF STREET PARKING

FANTASTIC CONDITION THROUGHOUT

981 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

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.

#### DESCRIPTION

This larger than average 1930's semi-detached house offers a picturesque home from front to back. As you enter the property the hallway offers you access to all of the ground floor accommodation as well as stairs to the first floor. The living room has a large bay window as well as two porthole windows allowing plenty of light into this stylish reception which also boasts a fireplace. The ground floor offers underfloor heating and new flooring throughout. The dining room has porthole windows and bay patio doors onto the garden. There is also a storage cupboard and an opening onto the kitchen. With a range of stylish base and wall units and quartz worktops, the kitchen also has space for integrated appliances, a water softener and a door leading to the rear garden. As you climb the stairs to the first floor, you are welcomed with four generous sized bedrooms, all of which include fitted wardrobes and a family bathroom which is tiled throughout. The loft can be accessed from a hatch on the landing. The property offers scope to extend both to the rear and into the loft if you should wish to, subject to the correct permissions.

#### OUTSIDE

The front garden has been regenerated in recent years with a new block paved driveway allowing for multiple vehicles. A small brick built wall shelters the bedding which can homes small shrubs leading up to the front door. A gate to the side of the house allows access to the rear garden. The well maintained rear garden has a large turfed area with bedding either side. Patio areas to the front and back of the garden allow for al fresco dining in the sunshine throughout the day.



### Schools:

Field End Junior School 0.2 miles  
 St Swithun Wells Catholic Primary School 0.5 miles  
 Newnham Infant & Nursery School 0.8 miles



### Train:

Eastcote 0.8 miles  
 South Ruislip 0.8 miles  
 Ruislip Gardens 1.5 miles



### Car:

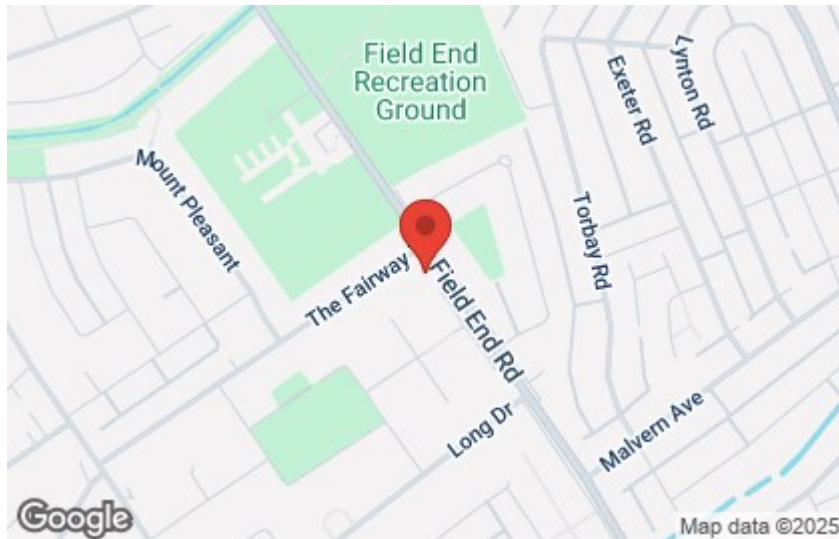
M4, A40, M25, M40



### Council Tax Band:

E

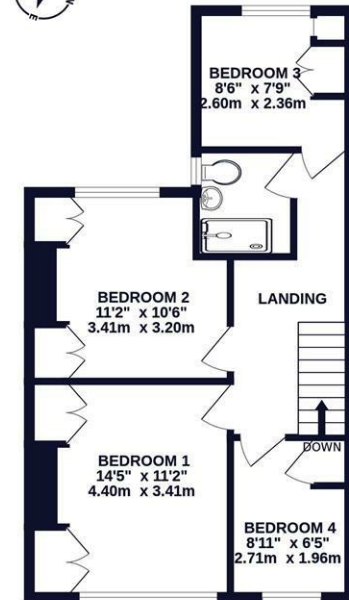
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
 476 sq.ft. (44.2 sq.m.) approx.



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TOTAL FLOOR AREA : 981 sq.ft. (91.2 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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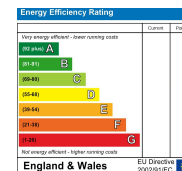
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