

# Field End Road

Ruislip • Middlesex • HA4 0RH

Asking Price: £700,000



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This charming four bedroom terrace property offers buyers the convenience to simply just move in. The neatly presented property is just a short walk from highly rated local schools and handy tube links into London. A viewing of this wonderful home is recommended as soon as possible

TERRACE

FOUR BEDROOMS

OPEN PLAN KITCHEN/DINER

DOWNSTAIRS SHOWER ROOM

LOFT CONVERSION

FAMILY BATHROOM

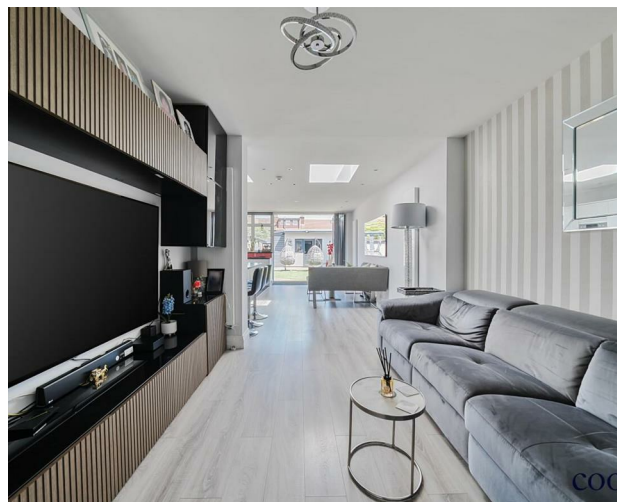
OFF STREET PARKING

GARDEN & SUMMER HOUSE

CATCHMENT TO LOCAL SCHOOLS

1449 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

Welcome to this beautifully presented and deceptively spacious four-bedroom family home, ideally located on the sought-after Field End Road in Ruislip. This delightful property is arranged over three floors, offering a versatile and contemporary layout perfect for modern family living. The ground floor boasts two generous reception rooms, ideal for both entertaining and relaxation. To the rear, a stunning open-plan kitchen/dining room features modern fittings and direct access to the garden, providing the perfect hub of the home for family meals and social gatherings. A convenient ground floor shower room is also located off the hallway. The first floor comprises three well-proportioned bedrooms, including two comfortable doubles and a fourth bedroom ideal as a nursery or study. A family bathroom with both bathtub and overhead shower completes this level. The top floor is dedicated to the impressive principal bedroom, which benefits from ample natural light and a peaceful retreat from the rest of the home.

### Outside

The front of this charming property offers off street parking. To the rear is a low maintenance garden which includes a large patio area and summer house, perfect for those looking for extra entertainment space.

### Location

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:

St Swithun Wells Catholic Primary School (0.4 mi)  
 Queensmead School (0.3 mi)  
 Field End Infant School (0.3 mi)



### Train:

South Ruislip (0.8 mi)  
 Rayners Lane (1.0 mi)  
 Eastcote (1.0 mi)



### Car:

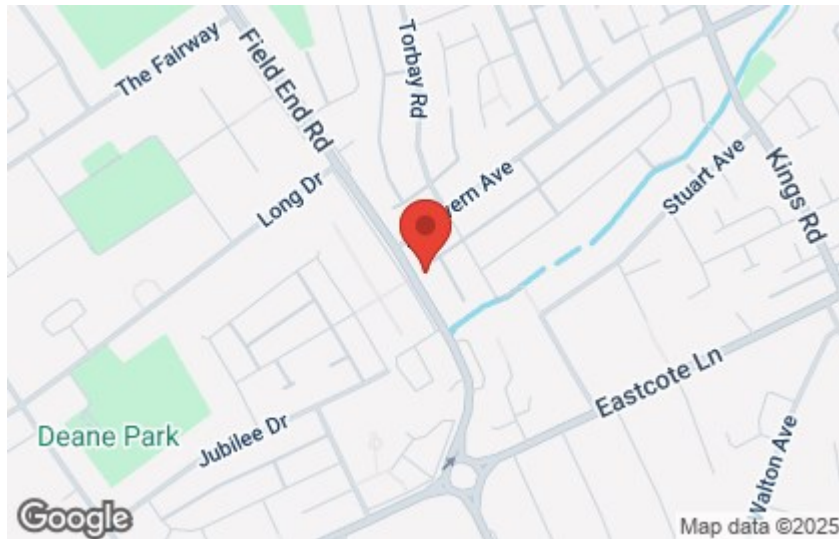
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



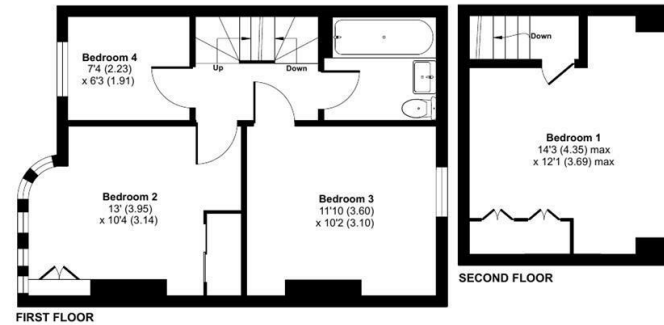
## Field End Road, Ruislip, HA4

Approximate Area = 1260 sq ft / 117 sq m

Outbuilding = 189 sq ft / 17.5 sq m

Total = 1449 sq ft / 134.5 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). © richcom 2025. Produced for Coopers. REF: 1293477

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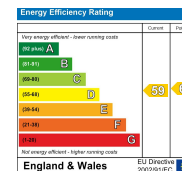
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