

# Field End Road

Ruislip • Middlesex • HA4 0QR  
Offers In Excess Of: £600,000



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est 1986



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Ruislip • Middlesex • HA4 0QR

Coopers are delighted to present this spacious four-bedroom terraced house located on the ever-popular Field End Road, South Ruislip.

Offering over 1,600 sq ft of accommodation (including outbuildings), this well-proportioned home is ideal for growing families seeking both space and convenience.

CHAIN FREE

TERRACED HOUSE

FOUR BEDROOMS

TWO BATHROOMS

THROUGH LOUNGE

LOFT EXTENSION

OFF STREET PARKING

CONSERVATORY

GALLEY KITCHEN

1,620 SQ.FT. TOTAL

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

On the ground floor, the home opens into a generous reception and dining room, stretching almost twenty-seven feet in length and enhanced by a charming bay window that allows light to flood the space. This versatile room is ideal for both family gatherings and entertaining guests. Through the dining room is the conservatory which extends the living space and provides an excellent spot for relaxing while overlooking the garden. To the rear, a kitchen connects seamlessly to the garden. The first floor is arranged to include three bedrooms. The largest, currently Bedroom Two, is set to the front of the property and benefits from a bay window, giving a bright and airy feel. Bedroom Three, also a double, sits at the rear, while Bedroom Four is a smaller but well-proportioned room that would work perfectly as a nursery, home office, or single bedroom. A family bathroom, complete with both bath and shower facilities, serves this floor. The second floor has been thoughtfully extended to provide a superb principal bedroom. Measuring almost nineteen feet in length, this room offers generous proportions and is complemented by an en-suite shower room. Cleverly designed storage and areas of restricted head height give character to the space without compromising functionality.

### Outside

Outside, the property enjoys a private rear garden measuring approximately sixty-one feet in length. The garden is large enough for children to play, for summer entertaining, or for keen gardeners to create something special. To the rear of the plot are substantial outbuildings, offering more than 250 square feet of additional space. These could serve a variety of uses, from a home office to a gym or simply secure storage.

### Location

Field End Road is a sought-after residential location, providing easy access to the many amenities of South Ruislip. Excellent local schools, shops, cafés, and parks are all within close reach, and commuters benefit from superb transport links with South Ruislip Station offering Central Line and Chiltern Railways services into London, while the A40 and local bus routes provide further connectivity.



### 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:

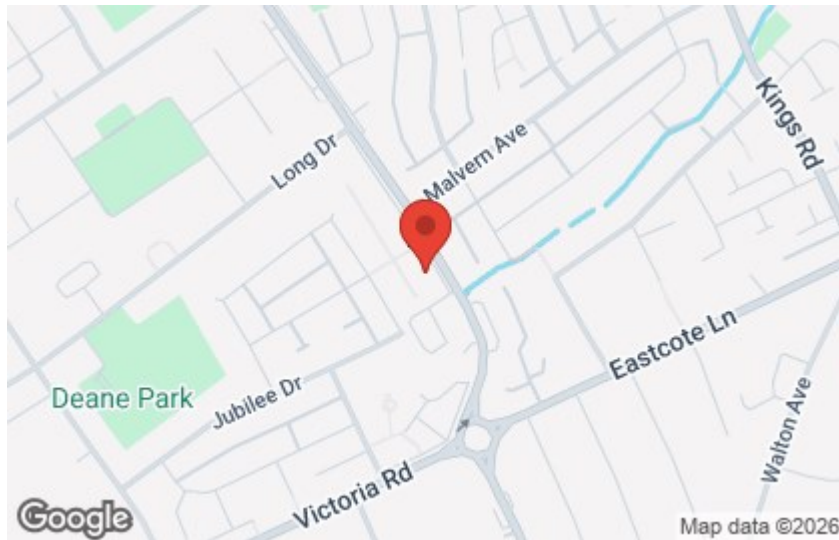
M4, A40, M25, M40



### Council Tax Band:

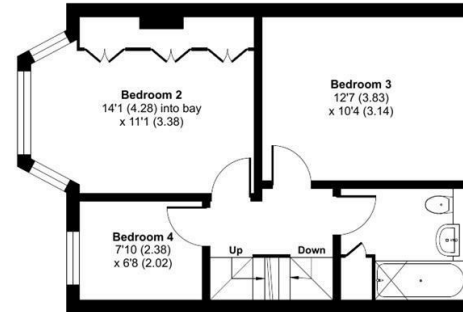
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(Distances are straight line measurements from centre of postcode)

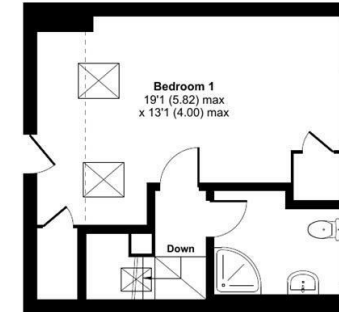


## Field End Road, Ruislip, HA4

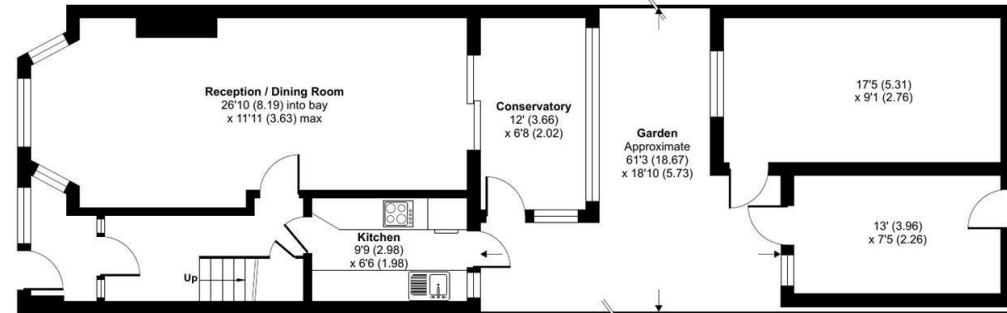
Approximate Area = 1325 sq ft / 123 sq m  
 Limited Use Area(s) = 41 sq ft / 3.8 sq m  
 Outbuildings = 254 sq ft / 23.5 sq m  
 Total = 1620 sq ft / 150.3 sq m  
 For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Coopers. REF: 1343727

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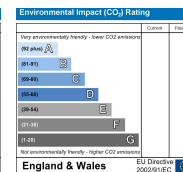
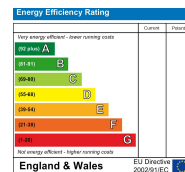
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