

Field End Road

Ruislip • Middlesex • HA4 9DN

Guide Price: £570,000



coopers
est 1986

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Nestled in the heart of Eastcote, this beautifully presented two-bedroom end-terrace house offers a perfect blend of modern design and practical living. With an approximate area of 824 sq. ft. (76.5 sq. m), this stylish home is ideal for professionals, couples, or small families seeking a contemporary space in a prime location.

END TERRACE MODERN HOUSE

TWO DOUBLE BEDROOMS

GATED DEVELOPMENT

SPACIOUS LIVING ROOM

MODERN KITCHEN

ALLOCATED PARKING SPACE

VERY SHORT WALK TO EASTCOTE STATION

DOWNSTAIRS W.C.

PRIVATE BALCONY

824 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

Upon entering the property, you are welcomed into a spacious and well-lit open-plan kitchen, reception, and dining area, designed to provide a seamless flow between cooking, dining, and relaxation. The kitchen is fitted with sleek, modern units and integrated appliances, offering both style and functionality. The reception area, with its generous proportions and large windows, allows for plenty of natural light, creating a bright and airy atmosphere. The open-plan layout makes it an ideal space for entertaining guests or enjoying quiet evenings at home. A convenient downstairs cloakroom adds practicality to the ground floor. The first floor boasts two well-proportioned bedrooms, each offering comfort and versatility. The master bedroom, measuring 12'9" x 10'8" max, features ample storage space, while the second bedroom, at 11'4" x 11'2", provides flexibility as either a guest room, home office, or nursery. A modern family bathroom is situated on this floor, complete with a bathtub, overhead shower, and contemporary fittings. One of the standout features of this property is the private balcony, which extends from the first floor and measures 11'9" x 7'7". This outdoor space offers a peaceful retreat, perfect for enjoying a morning coffee or unwinding in the evening.

Location

Situated on Field End Road, this home is conveniently located just a short walk from Eastcote High Street, where an array of shops, cafes, and restaurants can be found. Eastcote Station (Metropolitan & Piccadilly Lines) provides excellent transport links into Central London, making commuting a breeze. The area is also well-served by highly regarded schools, parks, and local amenities, making it a sought-after location for families and professionals alike.



Schools:

Newnham Infant and Nursery School 0.2 miles
 Cannon Lane Primary School 0.6 miles
 Lady Banks Infant School 0.6 miles



Train:

Eastcote 0.05 miles
 Ruislip Manor 0.6 miles
 Ruislip 1 mile



Car:

M4, A40, M25, M40



Council Tax Band:

D

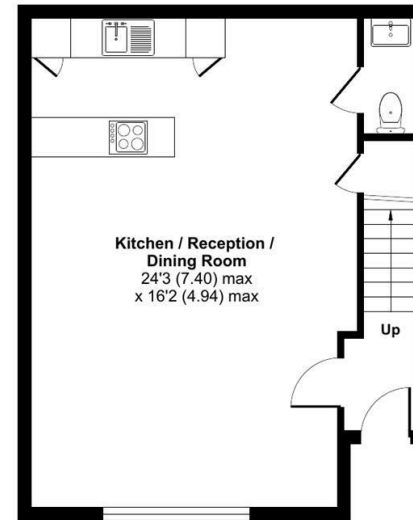
(Distances are straight line measurements from centre of postcode)



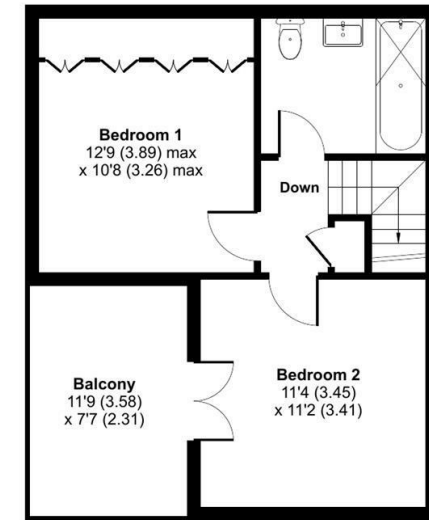
Field End Road, Ruislip, HA4

Approximate Area = 824 sq ft / 76.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Coopers. REF: 1252294

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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales 15/05/2018		

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.