

Field End Road

Ruislip • • HA4 9DN
Offers In Excess Of: £475,000



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A well-presented two double bedroom terraced mews home arranged over two floors, offering approximately 827 sq ft of bright and spacious accommodation. The ground floor features a generous open-plan living room/kitchen, ideal for modern living and entertaining, along with a convenient downstairs WC. The first floor comprises two well-proportioned bedrooms and a family bathroom. Ideally located for local amenities and transport links, this property is perfectly suited for first-time buyers, downsizers, or investors seeking comfortable and well-balanced living space.

TWO DOUBLE BEDROOM MEWS HOME

FREEHOLD

ALLOCATED PARKING

MODERN THROUGHOUT

PRIVATE TERRACE

OPEN PLAN LIVING

CONVENIENT LOCATION

DOWNSTAIRS W.C

WALKING DISTANCE TO HIGH STREET & STATION

827 SQ.FT

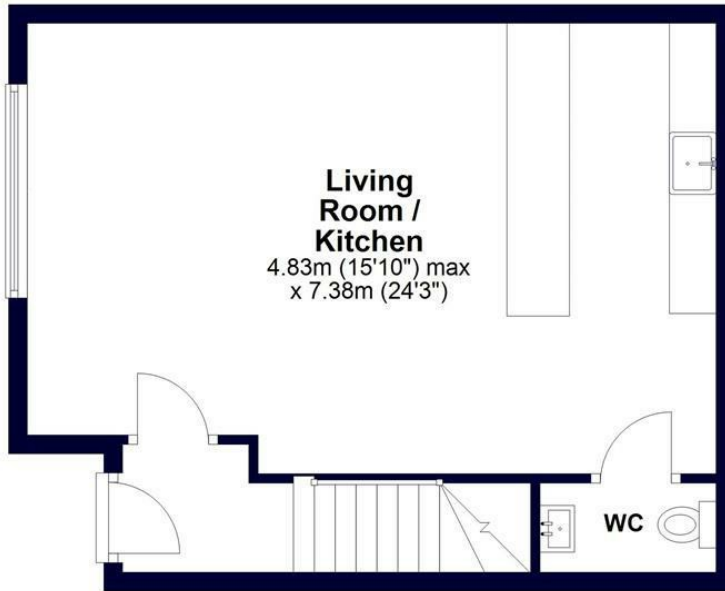
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





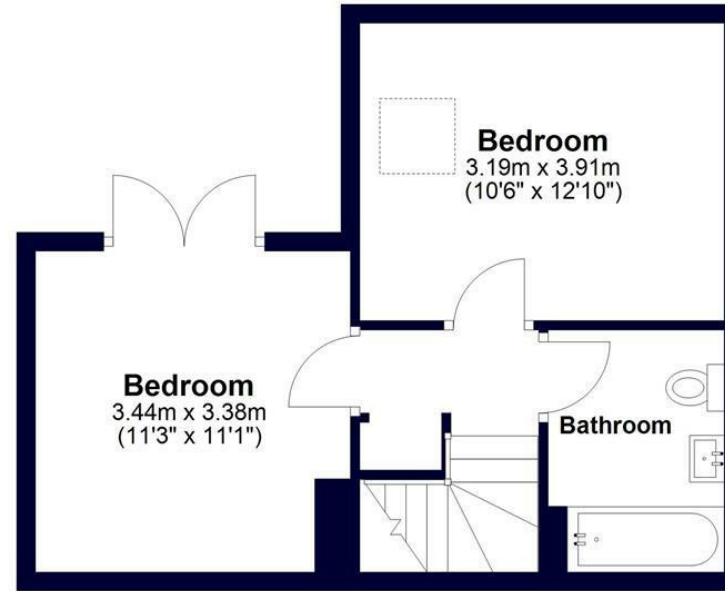
Ground Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Total area: approx. 76.9 sq. metres (827.3 sq. feet)



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		EU Directive 2002/91/EC	

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.