

# Field Way

Ruislip • Middlesex • HA4 7LX

Asking Price: £650,000



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est 1986

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Located in the peaceful Field Way Ruislip, this well-presented three-bedroom home offers a practical and versatile layout ideal for families or first-time buyers. The ground floor features a welcoming living room alongside a separate lounge, providing flexible space for relaxing or entertaining. A dedicated dining room connects conveniently to the kitchen, creating a functional flow for everyday living. The ground floor is complete with a WC.

Upstairs, the property offers three bedrooms, including a spacious main bedroom, a second comfortable double, and a third room perfect as a child's bedroom, guest room, or home office. A family bathroom serves all bedrooms. Externally, the property benefits from ample off-street parking, adding to the convenience for homeowners and visitors alike. Set in a quiet residential setting, the home enjoys a calm environment while still being within easy reach of local amenities, schools, and transport links. A great opportunity to secure a well-balanced home in a desirable location.

SEMI DETACHED

OFF STREET PARKING

LARGE GARDEN SPACE

CLOSE PROXIMITY TO HIGH STREET

SOUGHT AFTER LOCATION

GREAT CONDITION THROUGHOUT

LIVING ROOM

KITCHEN

DINER

1086 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. 55.8 sq. metres (600.5 sq. feet)



### First Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



Total area: approx. 100.9 sq. metres (1086.2 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Extremely energy inefficient - very high running costs	G		
Not energy efficient - higher running costs			
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.