



Andrew Pearce  
PINNER

FIELD END ROAD, RUISLIP, HA4 0RF £575,000



A three-bedroom semi-detached family home nestled on an expansive plot.

The ground floor accommodation comprises of a large entrance hallway, which leads to a spacious through reception room, perfect for entertaining and time with family and has direct access to the garden. The contemporary kitchen is fitted with base and eye level units.

Upstairs are three well-appointed bedrooms. Bedroom 1 also benefit from built in wardrobes, which are great for additional storage. The first floor is complete with a tasteful and fresh bathroom.

The property is a perfect fit for a growing family, boasting seamless ground floor living spaces, a secluded garden offering privacy, and a garage/workshop to the rear, which is accessible from Parkfield Crescent.

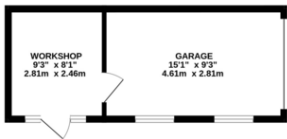
Field End Road enjoys a prime spot a brief jaunt from the bustling high streets of Eastcote & Ruislip, catering to all your shopping desires with local amenities like the Post Office. A plethora of dining options, cafes, and with handy stores like Tesco Express and Sainsbury's Local, are all within easy reach.



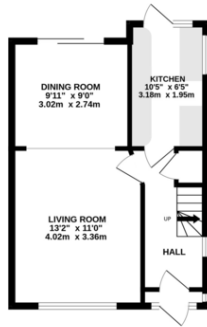
For those seeking excellent transport links, this abode is ideally situated. Eastcote tube station (serving the Metropolitan and Piccadilly lines) is conveniently close, as is South Ruislip Station (Central & Chiltern Lines overhead).

Moreover, Field End Road provides straightforward access to Uxbridge, the A40/M40, M25, and thus, all major motorways, ensuring a smooth commute

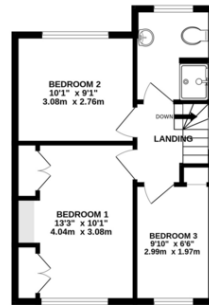
OUTBUILDING  
214 sq.ft. (19.9 sq.m.) approx.



GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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