



Field End Road, Ruislip, HA4 0RH



NO UPPER CHAIN. This beautifully presented four-bedroom, three-bathroom family home offers spacious accommodation, contemporary finishes, and a highly convenient location. Extended into the loft and tastefully refurbished in recent years, it is ready to move straight into and perfectly combines style with practicality for modern family living.

At the front, the property features its own private driveway, while the rear boasts a generous, well-kept garden—ideal for entertaining or relaxed family time. A double garage positioned at the back of the plot provides excellent parking and storage options. Inside, the home offers flexible living spaces including a generous reception room, dining space, a sleek modern kitchen, a sitting room/second reception area with view over the garden and three contemporary bathrooms (one on each floor). All four bedrooms are well-sized and include fitted wardrobes for added convenience.

Located on the desirable Field End Road, the property is within close proximity to local schools, shops, and superb transport links, making it an exceptional choice for growing families.



ENTRANCE PORCH

Front aspect door, built in cupboards, dual aspect double glazed windows, through to:

ENTRANCE HALL

Front aspect door, stairs to first floor landing, radiator, down lighting, door to:

LIVING ROOM

Front aspect double glazed windows with shutters, radiator, feature fireplace, open with:



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DINING ROOM

Leading to:

KITCHEN

Range of base and eye level units, stainless steel sink and drainer, 5 ring gas hob with extractor hood over, a range of appliances including microwave and oven, washing machine, dish washer, and refrigerator.

SITTING ROOM/ SECOND RECEPTION AREA

Rear aspect bi folding doors to rear garden, door to:

DOWNSTAIRS SHOWER ROOM

Rear aspect double glazed frosted window, vanity unit incorporating wash hand basin, heated towel rail, stand in shower cubicle, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

FIRST FLOOR LANDING

Stairs to second floor landing, doors to:

BEDROOM

Front aspect double glazed window, built in wardrobes, radiator.

BEDROOM

Rear aspect double glazed window, radiator, built in wardrobes.

BEDROOM

Front aspect double glazed window, radiator, built in wardrobe.

BATHROOM

Rear aspect double glazed frosted window, panel enclosed bath with mixer taps and wall mounted shower attachment, heated towel rail, vanity unit incorporating wash hand basin, low level wc.

SECOND FLOOR LANDING

Skylight, door to:

BEDROOM

Front aspect skylights, built in wardrobes, radiator, rear aspect double glazed window, door to:

EN SUITE

Rear aspect double glazed frosted window, vanity unit incorporating wash hand basin, heated towel rail, stand in shower cubicle, low level wc.

FRONT

Off street parking for two vehicles.

REAR GARDEN

Panel enclosed fence, mainly laid to lawn, patio area, path to outbuilding.

GARAGE/OUTBUILDING

Large double garage with lighting.

N.B. The owners have informed us that they will leave the large working double door fridge. The garage/outbuilding has an automated gate which opens at the back into a secured alleyway, only accessible to the residents.

COUNCIL TAX

London Borough of Harrow - Band D - £2,395.86

DISTANCE TO STATIONS

Eastcote (1.2 Miles) -
Metropolitan/Piccadilly.
South Ruislip (1.1 Miles) -
Central/Chiltern Railways.



Floor 0 Building 1



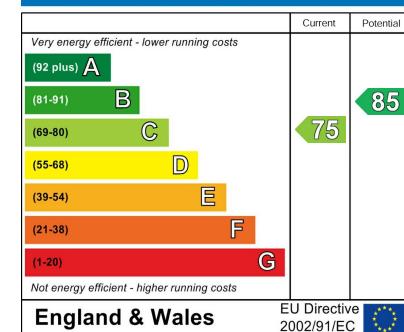
Floor 1 Building 1

Approximate total area⁽¹⁾

1547 ft²

Reduced headroom
54 ft²

Energy Efficiency Rating



Floor 2 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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