

Filey Waye

Ruislip • • HA4 9AY
Guide Price: £550,000



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Filey Way

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Offered to the market no onward chain and scope to extend (STPP), this extended three bedroom end terrace home comes to the market with no onward chain. The house, that comprises a living room, kitchen/diner, three bedrooms and a family bathroom. It also boasts a lovely rear garden and garage. The perfect home for first time buyers and upsizers alike.

End terraced

Three bedroom

Living room

Kitchen

Downstairs bathroom

Garden

Off street parking

Garage

Scope to extend (STPP)

Chain free

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.





Property

This charming end terraced property has been extended in recent years to offer buyers the perfect family home. Upon entering the property, you have access to all of the ground-floor accommodation and stairs rising to the first-floor. The living room is bright, spacious and benefits from a large bay window and feature fire-place. Leading off the living room is the kitchen/diner and the modern tiled family bathroom. The kitchen/diner provides ample space for a large dining table and is ideal for those that like to entertain. The kitchen boasts base and wall units, ample cupboard storage and space for integrated appliances. There is also a door which provides access to the garden via the kitchen/diner. To the first floor are three bedrooms. The master bedroom benefits from a large sun-trap window which fills the room with ample light and also has space for storage units. The second and third bedroom are both good sized bedrooms which also feature large built in wardrobes. The loft can be accessed from the landing and offers scope to extend into, subject to the necessary planning permissions.

Outside

The front of the house offers a driveway boasting off street parking, leading up to the garage. The rear garden is mainly laid to lawn with many mature plants and shrubs.

Location

Filey Way is a residential road conveniently located close to parks, transport and amenities at Ruislip Manor. For the motorist, there are excellent connections to central London via the M25, M40 and the A40. Commuters are well suited with five London underground stations in the area. Ruislip Manor is a short walk away, travelling into the city via the Metropolitan or Piccadilly lines couldn't be easier. Other nearby stations include Ruislip Gardens (Central line) or South Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Ladybankes, Ruislip High and Sacred Heart Primary School. Shenley Park and Bessingby Park are all 5 minutes walk away.



Schools:

Ruislip Manor Station 0.5 miles
Ruislip Gardens Station 0.9 miles
South Ruislip Station 1.1 miles



Train:

Lady Banks Infant School 0.2 miles
Ruislip High School 0.5 miles
Bishop Ramsey School 0.7 miles



Car:

M4, A40, M25, M40



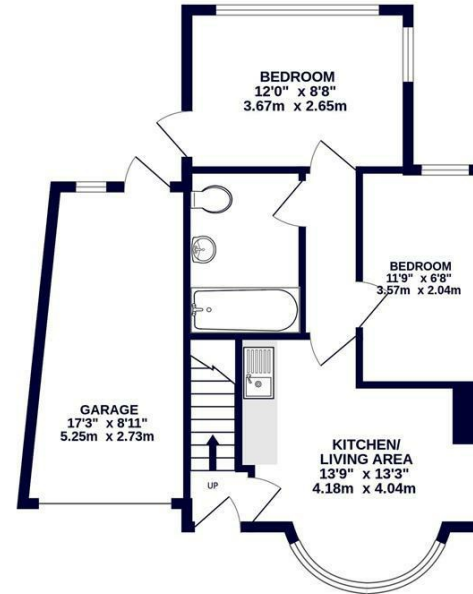
Council Tax Band:

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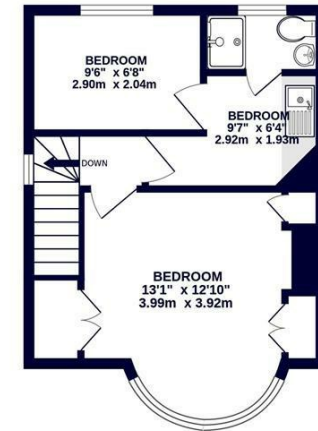
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 940sq.ft. (87.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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01895 677 400
71 Victoria Road, Ruislip Manor,
Middlesex, HA4 9BH
ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk

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 - higher running costs	F		
Extremely energy inefficient - very high running costs	G		
Not energy efficient - higher running costs			
England & Wales		EG	EG
		2022/01/01	2022/01/01

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.