

Filey Waye

Ruislip • • HA4 9AY
Asking Price: £515,000



coopers
est 1986

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Coopers are delighted to offer this charming, well-presented two bedroom terraced property to the market. The property briefly comprises two double bedrooms, living room, dining room, open plan modern fitted kitchen/dining area, newly refurbished family bathroom as well as secluded, private garden.

TERRACED

KITCHEN/BREAKFAST ROOM

LIVING ROOM

DINING ROOM

FAMILY BATHROOM

REAR GARDEN

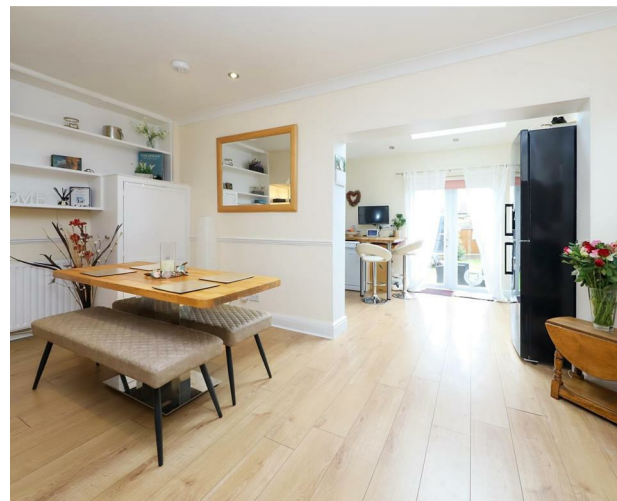
GOOD CONDITION THROUGHOUT

OFF STREET PARKING

IDEAL LOCATION

779 SQ.FT *POTENTIAL TO EXTEND (S.T.P.P)*

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.





DESCRIPTION

When entering the home you are greeted by the hallway that leads to all ground floor rooms. To the front of the home is the main living room with a feature fire place and large bay window allowing light to flood the room. To the rear of the home is the dining room which flows onto the kitchen/breakfast room, which provides ample worktop and unit space as well as room for all your appliances. It boasts high ceilings, with a large velux allowing light to stream into the room. The first floor boasts a very large master bedroom as well as a further double bedroom to the rear. The newly refurbished, fully tiled family bathroom is also located at the rear with shower/ bath, basin and w.c.

OUTSIDE

The front of the property offers a large driveway for off street parking. The well-kept, rear garden includes a patio area ideal for alfresco dining, leading onto the lawn with added feature of a bespoke garden storage shed.

SITUATION

Filey Way is a residential road within striking distance of Ruislip Manor, nestled close to parks, schools, transport and amenities. 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 station, 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:

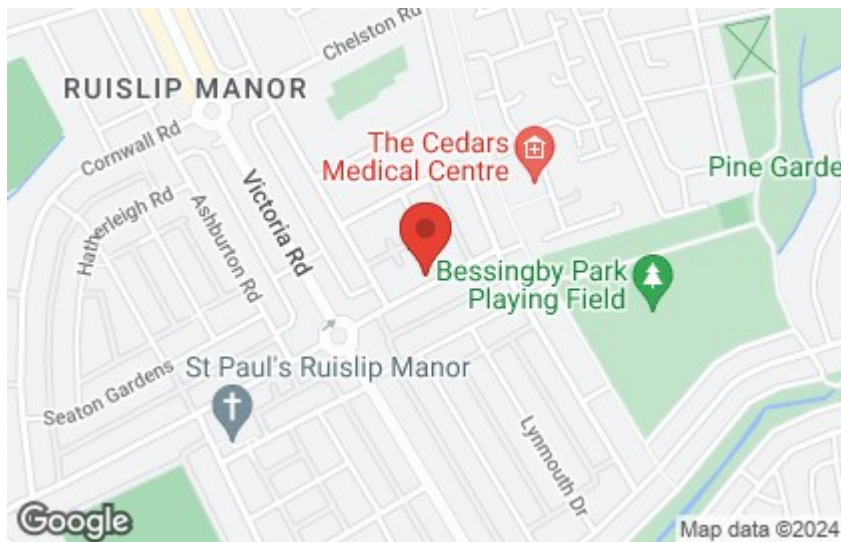
M4, A40, M25, M40



Council Tax Band:

D

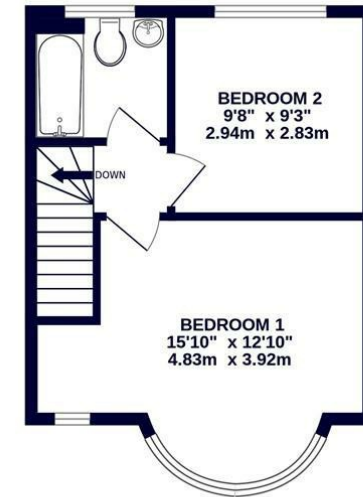
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 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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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		
Not energy efficient - higher running costs	G		

England & Wales
EPC 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.