

# Filey Waye

Ruislip • • HA4 9AU  
Asking Price: £625,000



coopers  
est 1986

# Filey Way

Ruislip • • HA4 9AU

Coopers are delighted to offer this charming, well-presented three bedroom property to the market. The property briefly comprises three bedrooms, living room, dining room, kitchen/breakfast room, downstairs family bathroom, en suite in the master bedroom and a secluded private garden.

THREE BEDROOMS

END OF TERRACE

LIVING ROOM

DINING ROOM

KITCHEN/BREAKFAST ROOM

DOWNSTAIRS BATHROOM

UTILITY ROOM

MASTER BEDROOM WITH EN SUITE

OFF STREET PARKING

908 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.





## DESCRIPTION

When entering the property, on your left you will find the spacious living room with its bright bay window. To your right hand side you will be greeted with the large downstairs family bathroom. The living room leads onto the dining area, utility and rear extended kitchen/ breakfast room. The kitchen offers base and wall units, ample cupboard storage and space for integrated appliances. There is also a patio door which provides access onto the garden. To the first floor are three bedrooms. The master bedroom benefits from a large bay window which fills the room with ample light and also has space for storage units and benefits from an en suite.

## OUTSIDE

The front of the property offers a large driveway for off street parking. The well-kept, rear garden includes a large decking 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 Lady Bankes, Ruislip High and Sacred Heart Primary School. Shenley Park and Bessingby Park are all 5 minutes walk away.



### Schools:

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



### Train:

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



### Car:

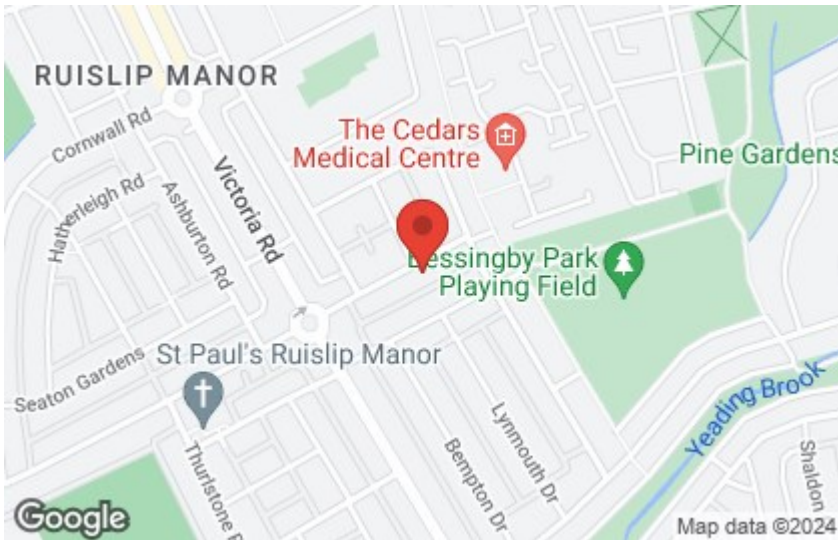
M4, A40, M25, M40



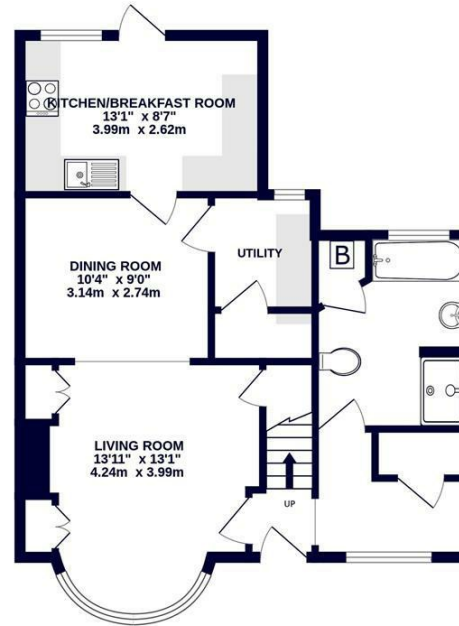
### Council Tax Band:

D

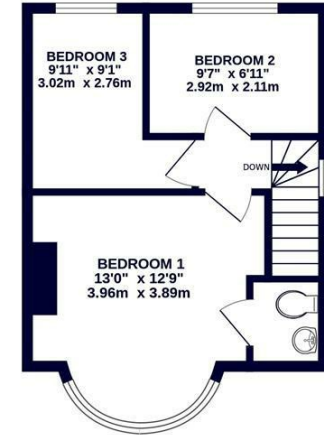
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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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**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 efficiency below average	E		
Energy efficiency below average	F		
Energy efficiency below average	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.